ABBOTSFORD

EXECUTIVE COMMITTEE

MONDAY, FEBRUARY 19, 2018 AT 3:00 PM
MATSQUI CENTENNIAL AUDITORIUM

AGENDA

---

1. CALL TO ORDER

2. ADOPTION OF MINUTES

2.1 Executive Committee minutes - February 5, 2018 (0550-02) (attached) *(p. 4)*

3. PRESENTATIONS

None.

4. DELEGATIONS

None.

5. BUSINESS OUT OF MINUTES

None.

6. REPORTS

6.1 AIRPORT

None.

6.2 CITY MANAGER'S OFFICE

None.

6.3 FINANCE AND CORPORATE SERVICES

None.

6.4 FIRE RESCUE SERVICE

None.

6.5 ENGINEERING AND REGIONAL UTILITIES

6.5.1 Report No. ENG 002-2018, dated February 13, 2018, from the Senior Engineer, Drainage and Wastewater and Senior Engineer, Water - Utilities Master Plans (Drainage/City Sewer/City Water) - Stage 2 (5225-21, 5500-15, 5600-35) (attached) *(p. 8)*

- *PowerPoint presentation*

6.5.2 Report No. ENG 003-2018, dated February 13, 2018, from the Engineering Permits Coordinator - Soil Removal Permit No. 1335 for the property located at 28127 Smith Avenue (4520-55) (SRP # 1335) (attached) *(p. 51)*

- *PowerPoint presentation*

6.6 INNOVATION, STRATEGY, AND INTERGOVERNMENTAL RELATIONS

None.

6.7 PARKS, RECREATION AND CULTURE

6.7.1 Report No. PRC 007-2018, dated February 13, 2018, from the General Manager, Parks, Recreation and Culture - GymWorks™ Facility Agreement with PacificSport Fraser Valley (7900-30) (attached) *(p. 62)*

6.8 PLANNING AND DEVELOPMENT SERVICES

6.8.1 Report No. PDS 020-2018, dated February 13, 2018, from the Planner - Urban Infill Study - Stage 1 Summary (6430-20) (attached) *(p. 74)*

- *PowerPoint presentation*

6.8.2 Report No. PDS 021-2018, dated February 14, 2018, from the Planner - Interim Approach for Infill Development (6430-20) (attached) *(p. 109)*

- *PowerPoint presentation*

6.8.3 Report No. PDS 019-2018, dated February 13, 2018, from the Assistant Planner - Neighbourhood Information Meeting (NIM) Follow up Report for Land Use Contracts 13, 42, 49, 59, and 125 (District of Matsqui) (3100-35) (ZBA-018) (attached) *(p. 128)*

6.8.4 Report No. PDS 022-2018, dated February 13, 2018, from the Planning Technician - Land Use Contract No. 107 (District of Matsqui) Discharge - 3441 Old Clayburn Road (3100-05) (PRJ17-179) (attached) *(p. 217)*

6.8.5 Report No. PDS 023-2018, dated February 13, 2018, from the Planner - Amendment to Development Permit No. 1983, with variances, application for the property, located at 2539 Montrose Avenue to permit 9 projecting banner signs on the existing building (Owner: Flatiron 2539 Montrose Inc.; Directors: R. Mayert, and D. VanLeeuwen) (3100-05) (PRJ17-185) (attached) *(p. 230)*

6.8.6 Report No. PDS 024-2018, dated February 13, 2018, from the Planner - Rezoning application for a portion of the property, located at 2969 Bergman Street, to permit an 8 lot residential development (Owner: Aldergrove Central Developments Ltd.; Director: S. Luking) (3100-05) (PRJ17-078) (attached) *(p. 245)*

7. NEW BUSINESS

8. ADJOURNMENT

Minutes of the Executive Committee of the Council of the City of Abbotsford held February 5, 2018 at 3:00 p.m. in the Matsqui Centennial Auditorium

Council Present: Mayor H. Braun; and Councillors L. Barkman; S. Blue; K. Chahal; B. Falk; M. Gill; D. Loewen; P. Ross; and R. Siemens

Staff Present: City Manager - G. Murray; Deputy City Manager - J. Rudolph; Director, Legislative Services/City Clerk - B. Flitton; General Manager, Engineering and Regional Utilities - P. Sparanese; General Manager, Finance and Corporate Services - R. Sharma; General Manager, Innovation, Strategy and Intergovernmental Relations - K. Treloar; General Manager, Parks, Recreation and Culture - H. Enns; General Manager, Planning and Development Services - S. Bertelsen; Fire Chief - D. Beer; Director, Finance – K. Basatia (part); Acting Director, Park Services - G. Martin; Director, Recreation and Culture - A. Friesen (part); Director, Development Planning - D. Braun; Deputy City Clerk – K. Karn; Business Solutions Manager – A. Pye (part)' Manager, Occupational Health and Safety – P. Phangura (part); Continuous Improvement Coordinator – A. Martens (part); Occupational Health and Safety Coordinator – M. Davidson (part); Marketing Assistant - K. Steinbach (part) and Information and Privacy Coordinator - T. Ketola

Media Present: Abbotsford News

Public Present: + 9

1. CALL TO ORDER

Mayor Braun called the meeting to order at 3:00 p.m.

2. ADOPTION OF MINUTES

2.1 Executive Committee minutes - January 22, 2018 (0550-02)

Moved by Councillor Blue, seconded by Councillor Gill,

THAT the minutes of the Executive Committee meeting held January 22, 2018, be adopted.

CARRIED.

3. PRESENTATIONS

3.1 Mike Roberts, Executive Director, and Justin Chouhan, Manager, Audit and Training Services, BC Municipal Safety Association, presenting a WorkSafe BC Certificate of Recognition (COR) to the City of Abbotsford (2640-30)

J. Chouhan spoke on behalf of the BC Municipal Safety Association, providing an overview of the BC Certificate of Recognition, noting the City of Abbotsford achieve its COR in December 2017, and congratulating the City of Abbotsford on recently achieving its COR.

Attachment: Executive Committee, February 5, 2018 (1-2018 : Executive Committee minutes - February 5, 2018)

4. DELEGATIONS

4.1 Duane Elverum and Dr. Janet Moore, Co-Directors and Co-Founders, City Studio VANCOUVER, presenting the City Studio Program (0550-02)

D. Elverum and J. Moore introduced CityStudio, speaking to their PowerPoint presentation, noting that CityStudio is an innovation hub inside City Hall where City staff, students, and community co-create projects to make cities more sustainable, livable and joyful. StudioCity is a plug and play model to increase citizen engagement, create proof-of-concept prototypes and experiments; engage and energize staff; direct energy toward specific programs; generates positive media; shifts culture inside City Hall towards innovation; and retains talent and increases recruitment.

Moved by Councillor Blue, seconded by Councillor Falk,

THAT the delegation of D. Elverum and Dr. J. Moore, Co-Directors and Co-Founders, City Studio VANCOUVER, regarding the City Studio Program, be received for information.

CARRIED.

5. BUSINESS OUT OF MINUTES

None.

6. REPORTS

6.1 AIRPORT

None.

6.2 CITY MANAGER'S OFFICE

None.

6.3 FINANCE AND CORPORATE SERVICES

None.

6.4 FIRE RESCUE SERVICE

None.

6.5 ENGINEERING AND REGIONAL UTILITIES

None.

Attachment: Executive Committee, February 5, 2018 (1-2018 : Executive Committee minutes - February 5, 2018)

6.6 INNOVATION, STRATEGY, AND INTERGOVERNMENTAL RELATIONS

6.6.1 City Studio Abbotsford Pilot Program (0400-80)

The Business Solutions Manager, and Continuous Improvement Coordinator, provided a PowerPoint presentation regarding the Abbotsford CityStudio launch, providing an overview of the project's upcoming five pilot project Challenges. First Hub is planned to take place at City Hall on April 4, 2018.

Moved by Councillor Loewen, seconded by Councillor Chahal,

THAT the City Studio Abbotsford Report be received for information.

CARRIED.

6.7 PARKS, RECREATION AND CULTURE

6.7.1 Parks, Recreation and Culture Master Plan Stage 2 - Analysis Report (7900-40)

Consultant C. Berris, Urban Systems, provided a PowerPoint presentation to present the Stage 2 Background Summary for the Parks, Recreation and Culture Master Plan, speaking to the highlights of the report.

Moved by Councillor Blue, seconded by Councillor Falk,

THAT the Parks, Recreation and Culture Master Plan Stage 2 - Analysis Report, be received for information.

CARRIED.

6.7.2 BikeBC Program and/or other Provincial Grant Program (6420-01)

Moved by Councillor Siemens, seconded by Councillor Barkman,

1. THAT staff be directed to prepare a funding application to the Province of British Columbia, Cycling Infrastructure Funding for the Cycling/Pedestrian crossing for Discovery Trail under the BikeBC Program and/or other Provincial programs for Cycling/Pedestrian trail/crossings; and

2. THAT the Mayor and Corporate Officer be authorized to execute all documents related to this matter.

CARRIED.

Attachment: Executive Committee, February 5, 2018 (1-2018 : Executive Committee minutes - February 5, 2018)

6.8 PLANNING AND DEVELOPMENT SERVICES

6.8.1 Rezoning application for the seven properties located at 4393, 4397, 4403, 4409, 4415, 4421 and 4427 Auguston Parkway North from RS6 to RS5 to permit secondary suites on the existing lots (Owner: ACME Land Development Corp. (Directors: B.L. and W.K.A. Au)) (3100-05) (PRJ17-144)

Moved by Councillor Gill, seconded by Councillor Blue,

1. THAT Bylaw No. 2784-2018, "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 173", be given first and second readings at the next Regular Meeting of Council, and be advanced to an upcoming Public Hearing;

2. THAT, prior to adoption of Bylaw No. 2784-2018, "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 173", the following conditions be satisfied:

   (a) provision of a community amenity contribution of $400 per dwelling unit for future transit and cycling infrastructure; and
   (b) provision of a community amenity contribution of $225 per unit for parks improvements; and

3. THAT the Mayor and Corporate Officer be authorized to execute all documents related to this matter.

CARRIED.

7. NEW BUSINESS

None.

8. ADJOURNMENT

Moved by Councillor Gill, seconded by Councillor Barkman,

THAT the February 5, 2018 Executive Committee, be adjourned. (4:17 p.m.)

CARRIED.

Certified Correct:

Henry Braun
Mayor

Bill Flitton
Director, Legislative Services/City Clerk

Attachment: Executive Committee, February 5, 2018 (1-2018 : Executive Committee minutes - February 5, 2018)

COUNCIL REPORT

Executive Committee

Report No. ENG 002-2018

Date: February 13, 2018
File No: 5225-21, 5500-15, 5600-35

To: Mayor and Council
From: Stella Chiu, Senior Engineer, Drainage and Wastewater
Tyler Bowie, Senior Engineer, Water
Subject: Utilities Master Plans (Drainage/City Sewer/City Water) - Stage 2

RECOMMENDATION

1. THAT the Utilities Master Plans (Drainage/City Sewer/City Water) Analysis and Evaluation Report, be received for information; and

2. THAT Council direct staff to proceed with Stage 3 of the Plans.

REPORT CONCURRENCE	
General Manager	**City Manager**
The General Manager concurs with the recommendation of this report.	The City Manager concurs with the recommendation of this report.

SUMMARY OF THE ISSUE

In April 2017, three City Utilities Plans (Drainage, City Sewer and City Water Master Plans) were commissioned, among many projects initiated under the Plan 200K initiative to implement the City's Official Community Plan (OCP). This report summarizes work undertaken in Stage 2 for the three plans, and discusses next steps.

BACKGROUND

The City of Abbotsford (City) Council approved a Council Strategic Plan, including four cornerstones (Complete Community, Fiscal Discipline, Vibrant Economy and Organizational Alignment) with an overarching goal/vision for the City to be the Hub of the Fraser Valley.

The first step in achieving that vision was the adoption of Abbotsford's OCP in June 2016, which provides a vision and a framework for how Abbotsford will grow to a population of 200,000.

To support the development of a growing and thriving City, it is essential to plan for infrastructure to be in place. The OCP recognized that there will be master plans that require development or updating, including the Drainage, City Sewer and City Water Master Plans.

These three plans are among the many projects initiated under the Plan 200K initiative to implement the City's OCP.

DISCUSSION

The three City Utilities Plans (Drainage, City Sewer and City Water Master Plans) were commissioned in April 2017, with anticipated completion dates of June 2018. Over the project period, work can be represented in four stages as follows:

- Stage 1 – Background Review and Data Assessment
- Stage 2 – Analysis and Evaluation
- Stage 3 – Draft Plan
- Stage 4 – Final Plan

Stage 1 for each Plan includes a review of the system and its current state, a highlight of key issues and opportunities for further review in later stages, and summarizes the guiding principles and assumptions made for each Plan. Staff presented Stage 1 of the plans to Council in October 2017 (Report No. ENG 106-2017).

Stage 2 of the Plans focus on exploring and analyzing options for how our utilities services and infrastructure will grow to meet the needs of a growing population. Attachment 2 summarizes the work done in Stage 2 for these three plans. It is compiled under a single cover as the three plans present many similarities as mostly underground infrastructure.

Stage 3 work will commence immediately upon Council's approval of the recommendations. Public open houses are planned for at the beginning of March 2018 to inform Stage 3 work.

FINANCIAL PLAN IMPLICATION

Funding for the three Utilities Master Plans is within the approved capital Plan by Council. The development of the Utilities Master Plans will provide a long-term financial plan that is phaseable, affordable, resilient, sustainable, incremental, flexible and grantable.

Rajat Sharma

Rajat Sharma
General Manager, Finance and Corporate Services
Signed 2/2/2018 6:10 PM

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

The City's Strategic Plan (2015-2018) identifies four cornerstones that are necessary to achieve the City's Vision: *The City of Abbotsford is the Hub of the Fraser Valley.* These cornerstones are:

- Vibrant Economy
- Complete Community
- Fiscal Discipline
- Organizational Alignment

Broadly, this project aligns with the four cornerstones in the City's Strategic Plan. Specifically, the three City Utilities Master Plans address the following strategic goals identified in the Strategic Plan:

Strategic Goal	**Location in Strategic Plan**
We focus on developing a vibrant and diverse economy by planning for infrastructure to support the OCP growth	Vibrant Economy – Principle 1 – Goal (b)
Ensure Master Plans, Operations Plans and Bylaws that speak to environmental considerations are updated and current	Complete Community – Principle 1 – Goal (d)
Expand and enhance infrastructure based on qualitative and quantitative data and information	Fiscal Discipline – Principle 1 – Goal (b)
Develop long-range Financial Plans that support Financial Sustainability	Fiscal Discipline – Principle 1 – Goal (c)
Develop a meaningful Five-Year Financial Plan/Budget	Fiscal Discipline – Principle 1 – Goal (d)
Ensure the City's Neighbourhood Plans, Master Plans, Financial Plans and Bylaws are aligned and current.	Organizational Alignment – Principle 1 – Goal (c)

SUBSTANTIATION OF RECOMMENDATION

In April 2017, the City commissioned three Utilities Master Plans, namely the Drainage, City Sewer and City Water Master Plans. These three plans are among the many projects initiated under the Plan 200K initiative to implement the City's OCP, to service a growth to 200,000 people. The project period (April 2017 to June 2018) can be represented in four stages. The attached Report summarizes the work undertaken in Stage 2 for the three plans. It is recommended that the Analysis and Evaluation Report, as attached to this report, be received, and that Council directs staff to proceed with work in Stage 3 for the three plans.

Stella Chiu
Stella Chiu
Senior Engineer, Drainage and Wastewater
Signed 1/24/2018 1:15 PM

Rob Isaac
Rob Isaac
Director, Project Management Office
Signed 2/2/2018 6:08 PM

Peter Sparanese
Peter Sparanese
General Manager, Engineering & Regional Utilities
Signed 2/5/2018 8:31 AM

Tyler Bowie
Tyler Bowie
Senior Engineer, Water
Signed 2/2/2018 2:21 PM

ATTACHMENTS:

Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3







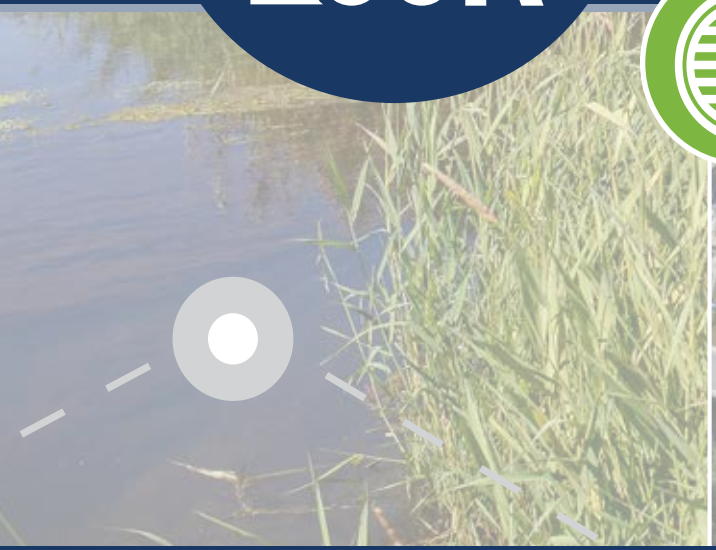
STAGE 2

plan FOR 200K

ENGINEERING & REGIONAL UTILITIES | **MASTER PLANS**

STAGE 2 REPORTS: DRAINAGE | CITY SEWER | CITY WATER

February 2018







ABBOTS

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

TABLE OF CONTENTS

EXECUTIVE SUMMARY 4

1.0 INTRODUCTION

1.1 2015-2018 Council Strategic Plan (CSP) 5
1.2 Abbotsforward 6
1.3 Plan 200K 7
1.4 City Utilities Master Plan Process 8

2.0 DRAINAGE MASTER PLAN

2.1 Overview 10
2.2 Flooding 11
2.3 Erosion and Sediment Deposition 12
2.4 System and Pump Station Capacity 13
2.5 Runoff Volume and Quality Control 14
2.6 Low Dyke Level and Climate Change 16
2.7 Resiliency 17
2.8 Stormwater Fees and Charges 18

3.0 CITY SEWER MASTER PLAN

3.1 Overview 20
3.2 Dry Industry vs. Wet Industry 21
3.3 Infrastructure Upgrades 23
3.4 System Optimization 24
3.5 Sewer Odour and Corrosion 25
3.6 Sewers in Right-of-Ways 26
3.7 Climate Change and Sewer Overflows 27
3.8 Resiliency 28

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

TABLE OF CONTENTS continued

4.0 CITY WATER MASTER PLAN

4.1 Overview 30
4.2 Infrastructure Upgrades and Asset Renewal 31
4.3 Agricultural Water Use 33
4.4 Dry Industry vs. Wet Industry 33
4.5 Fire Protection 35
4.6 System Optimization 36
4.7 Resiliency 36

5.0 NEXT STEPS

5.1 Stage 3 - Draft Plan 37
5.2 Stage 4 - Final Plan 37

6.0 ENGAGEMENT STRATEGY 38

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

EXECUTIVE SUMMARY

In 2015, City of Abbotsford Council approved a Strategic Plan, including four cornerstones with an overarching goal/vision for the City to be the “Hub of the Fraser Valley”.

The first step in achieving that vision was the adoption of Abbotsford’s Official Community Plan (OCP) in June 2016, which provides a vision and a framework for how Abbotsford will grow to a population of 200,000.

To support the development of a growing and thriving City, it is essential to plan for infrastructure to be in place. The OCP recognized that there will be master plans that require development or updating, including the following three engineering master plans:

- Drainage Master Plan
- City Sewer Master Plan
- City Water Master Plan

These three plans are among the many projects initiated under the Plan 200K initiative to implement the City’s OCP.
These three Master Plans were commissioned in April 2017, with anticipated completion dates of June 2018. Over the project period, work can be represented in four stages as follows:

- Stage 1 – Background Review and Data Assessment
- Stage 2 – Analysis and Evaluation
- Stage 3 – Draft Plan
- Stage 4 – Final Plan

They are compiled under a single cover as the three plans present many similarities as mostly underground infrastructure.
A system and condition overview was presented in the Stage 1 Report, as well as the issues and opportunities for each area. In Stage 1, a number of common themes across the three areas such as infrastructure upgrades, climate change, and resiliency to natural events and specific issues such as flooding, erosion, sediment deposition, odour and corrosion, system optimization, agricultural use, fire protection and asset renewal, among others, were identified. Guiding principles and assumptions for each area were also presented in Stage 1.
In the Stage 2 Report, staff and consultants reviewed, analysed and evaluated the issues and opportunities presented in Stage 1, in detail, in order to optimize the individual systems and identify and prioritize the upgrades that would align with the City’s strategic objectives as well as support the growth outlined in the Official Community Plan.

The information summarized in this Stage 2 Report will be presented for public feedback to all stakeholders including Council, residents and business owners. Through this feedback, final priorities, project cost estimates and timing will be identified and used to define the material that will be put forward in in Stage 3 - Draft Master Plans for all three areas.

As a next step, engagement and Stage 3 work will commence immediately following the presentation of Stage 2 to Council.

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

1.0 INTRODUCTION

1.1 2015-2018 Council Strategic Plan (CSP)

In 2015, the City of Abbotsford approved a Council Strategic Plan, including four cornerstones with an overarching goal/vision for the City to be the Hub of the Fraser Valley.

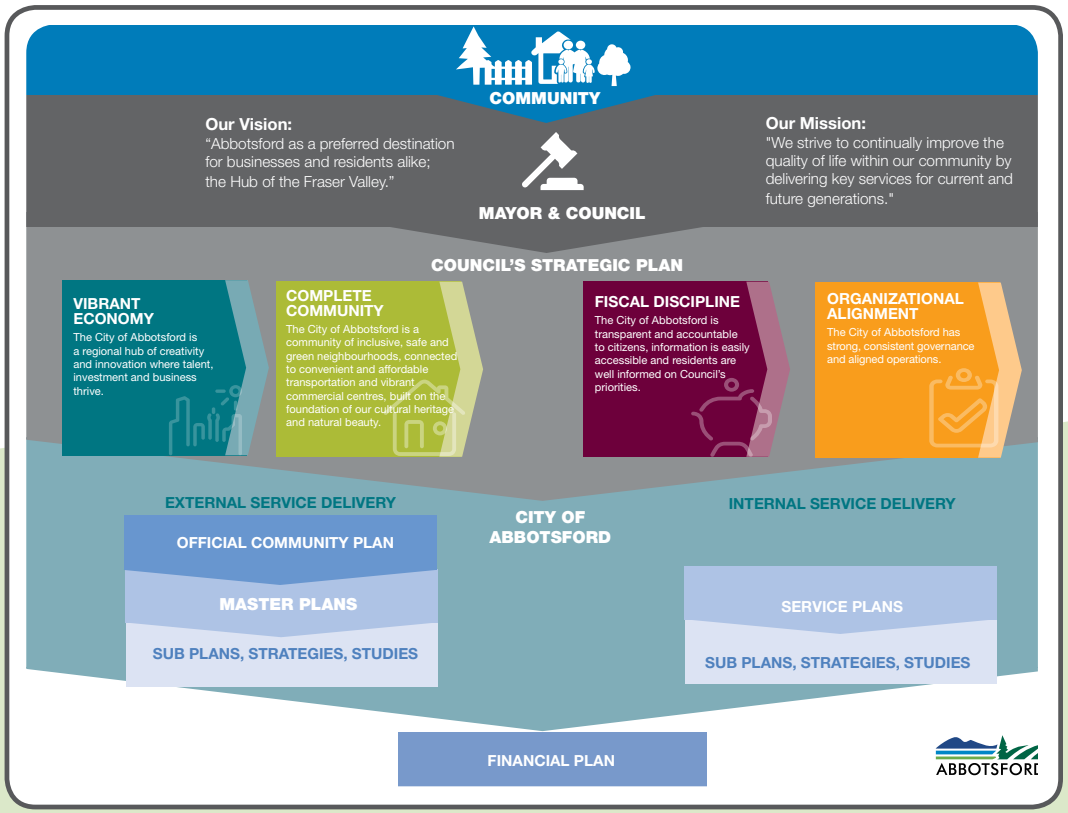
To date, the City of Abbotsford continues to work toward this vision, which sees Abbotsford as a preferred destination for businesses and residents.

As the Hub of the Fraser Valley, the City of Abbotsford will be the regional center for communities in the Fraser Valley. Abbotsford will be home to regionally centralized services and agencies including health care, courts, transportation, the university, airport, Provincial and Federal government, entertainment and cultural facilities, and commerce.

To achieve this vision, four Cornerstones were created in 2015 to support and focus the work of Council and the City:

- Complete Community
- Organizational Alignment
- Fiscal Discipline
- Vibrant Economy

The Strategic Plan aligns all municipal planning decisions and guides departmental business planning and budgeting efforts.



Master and Service Plan development process

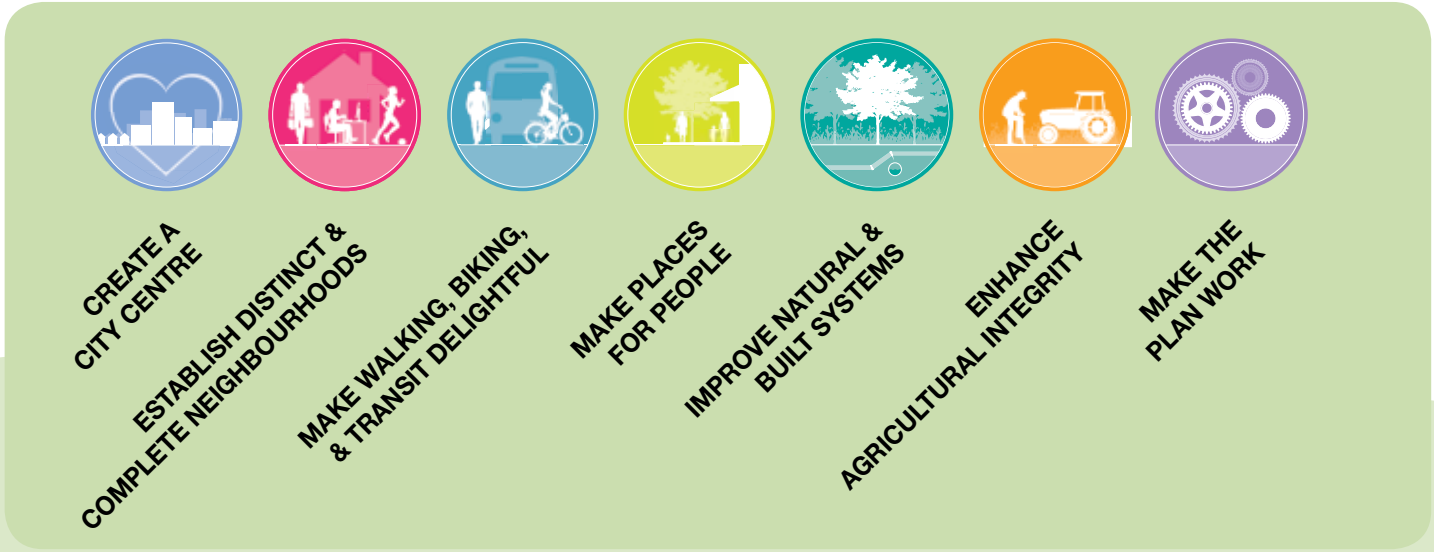
Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

1.2 Abbotsforward

Abbotsforward is the update of the City of Abbotsford's Official Community Plan (OCP). Along with updated land use regulations, the new OCP includes a vision, several 'big picture' items and a comprehensive list of policies.

The OCP vision paints a powerful picture of what Abbotsford will be like at 200,000 residents, while setting the stage for future and continuing growth and improvement beyond this Plan. It embodies the values, priorities, and aspirations of the community, and charts the course for development and implementation of policies.

These directions are diverse, providing guidance for land use, urban design, housing, transportation, infrastructure, jobs, open space, arts and culture, heritage, climate change and energy conservation, natural areas, and agriculture.
Policy directions are organized around 7 Big Ideas for the future of Abbotsford that comprise the most essential and transformative ingredients of this Plan. The new OCP was adopted by City Council in 2016.



OCP - 7 Big Ideas

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

1.3 Plan 200K

The City of Abbotsford is growing. Abbotsford's Official Community Plan (OCP), adopted in June 2016, provides a vision and a framework for how Abbotsford will grow to a population of 200,000. The City is undertaking a comprehensive review and update to its existing Master Plans and Studies to ensure all of our future operations, development, infrastructure, services, amenities and programs align with the vision set out in our new OCP. To ensure all updates were aligned and relevant across all City departments they were all pulled together under one project name, Plan 200K. Departments now have an opportunity to work alongside each other and contribute to the development of nearly 20 plans (see diagram below) . The alignment between departments will ensure implementation is focused, planned, and smooth.



plan FOR 200K

BUILDING THE HUB OF THE FRASER VALLEY

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities



1.4 City Utilities Master Plan Process

As the population of Abbotsford grows to 200,000 people, the City is working to ensure our drainage, water and wastewater services, systems and infrastructure meet the needs of a growing population.

The purpose of these Master Plans (Drainage, City Wastewater (Sewer) and City Water) is to develop a comprehensive plan as the basis for efficiently developing new infrastructure, and completing necessary upgrades to existing infrastructure to support the City's growth. These plans will outline existing conditions and future upgrades, support the needs of preparing future City financial plans and Development Cost Charge (DCC) programs and will provide adoptable management policies and criteria to assist in management of future development and enhance our environment. This is also an opportunity to review the best practices of other municipalities to support our infrastructure improvement works.



The City Utilities Master Plans will generally be completed through a four stage process, as follows:

Stage 1: Background Review and Data Assessment will collect the background data we need and identify key issues and opportunities for the next Stage where we will explore and analyze new options, and priorities for the future utilities infrastructure and services.

Stage 2: Analysis and Evaluation will focus on exploring and analyzing each key issue and opportunity identified in Stage 1, for how our utilities services and infrastructure will grow to meet the needs of a growing population.

Stage 3: Draft Plan will focus on preparing a draft of the Master Plans with findings from Stages 1 and 2 as well as the feedback we receive.

Stage 4: Final Plan will focus on refining the Master Plans for Council consideration and adoption.

In the Stage 2 Report, staff and consultants reviewed, analysed and evaluated issues and opportunities presented in Stage 1, in detail, in order to optimize the individual systems and identify and prioritize the upgrades that would align with the City's strategic objectives as well as support the growth outlined in the Official Community Plan.

The information presented in this Stage 2 Report will be presented for public feedback to all stakeholders including Council, residents and business owners. Through this feedback, final priorities, project cost estimates and timing will be identified and used to define the material that will be put forward in in Stage 3 - Draft Master Plans for all three utilities.

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities



ABBOTSFORD

ENGINEERING & REGIONAL UTILITIES

DRAINAGE MASTER PLAN

STAGE 2 REPORT

February 2018

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

2.0 DRAINAGE MASTER PLAN

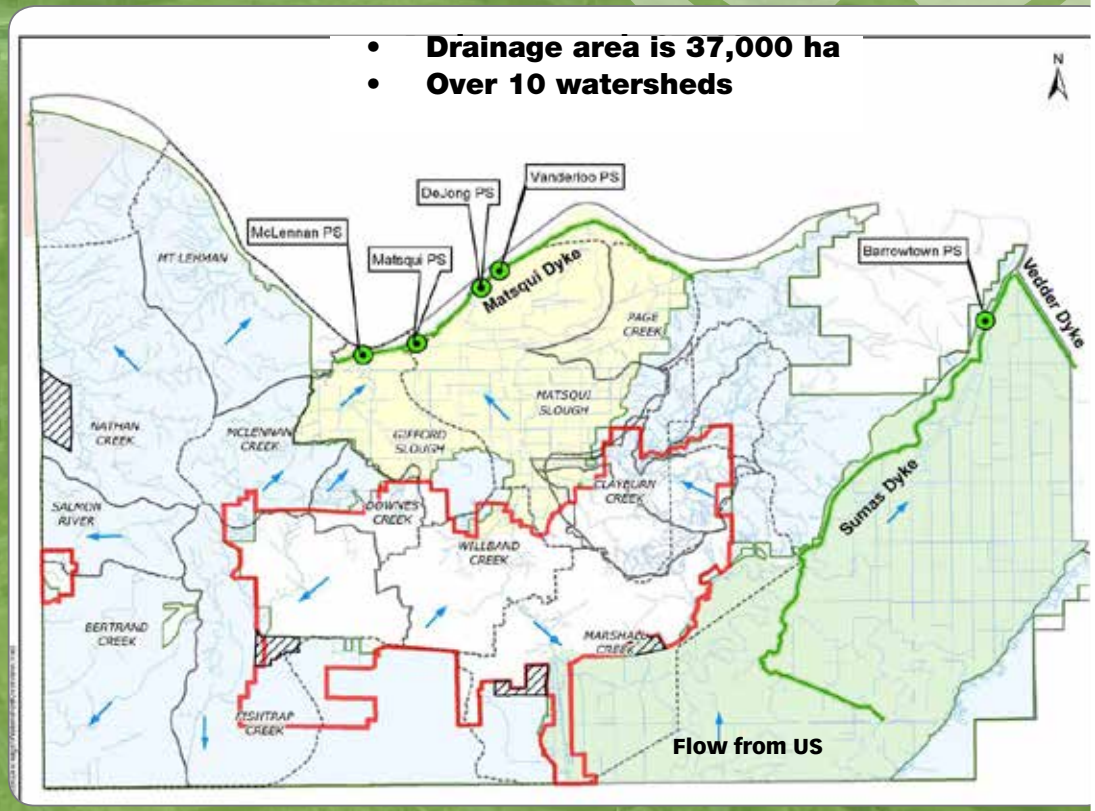
2.1 Overview

A comprehensive Drainage Master Plan is needed to develop new infrastructure and complete necessary upgrades to existing infrastructure to support the City's growth, in addition to supporting the needs of future financial plans and Development Cost Charge (DCC) programs.

The Master Plan will provide adoptable stormwater management policies and criteria to assist in managing future development and enhancing the environment. By reviewing the best practices of stormwater programs implemented in other municipalities, Abbotsford's Drainage Master Plan will support future drainage infrastructure improvement and provide a comprehensive document outlining costs, timing and priorities.

During the Stage 1 process, the consultant reviewed drainage issues, GIS data, OCP land use plans, and finished projects, in addition to reviewing Integrated Stormwater Management Plans (ISMPs), hydraulic model results and current drainage capital plans. The age of the infrastructure and the expected life were summarized, and issues and opportunities, guiding principles and assumptions were presented.

In Abbotsford, the drainage system consists of approximately: 33 km of dykes; 526 km of ditches; 176 km of creeks; 509 km of gravity mains; 31,000 associated structures; 1,300 culverts; 380 storm detention/infiltration facilities; 3 major pump stations and 2 smaller stations.



Watershed Map

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

The following summarizes the evaluation and analysis results of each issue and opportunity so that upgrades that will align with the City's strategic objectives, as well as support the growth outlined in the Official Community Plan, can be identified and prioritized.

2.2 FLOODING

2.2.1 Issues and Opportunities

Matsqui and Sumas floodplains have some localized flooding affecting Clayburn Village, local roads and lowland agricultural areas. Localized flooding was reported in the rural upland area during heavy rainfalls. This Drainage Master Plan will identify and prioritize capital programs to deal with the flooding issues.

2.2.2 Strategies and Improvements

A total of 25 localized flooding areas were identified within this study area by City staff and the consultant, previous studies, and through public consultations in Stage 1 of the Drainage Master Plan. The known key flooding areas include:

- Clayburn Village/Clayburn Road
- Angus Campbell Road
- Burgess Avenue at Mt. Lehman Road
- Pepin Brook near Bradner Road (Bertrand Creek Watershed)
- Howes Creek tributary near Ranch Avenue (Bertrand Creek Watershed)
- Downes Creek tributary lowland near Gladwin Road and Townshipline Road Crossing

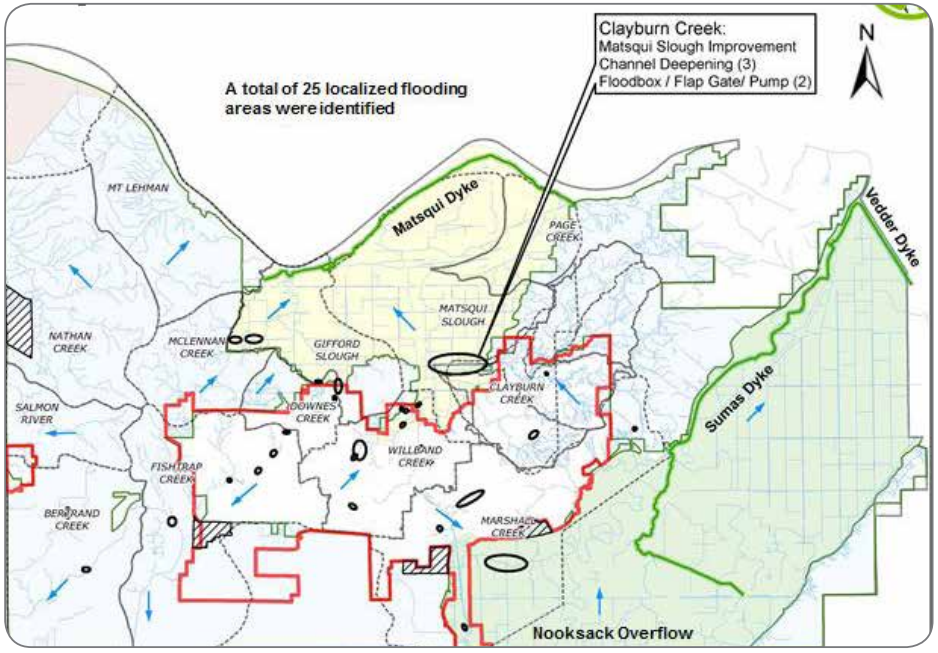
Improvement options have been identified to deal with the localized flooding issues. The following examples show improvements in one of the localized flooding areas:

- Matsqui Slough improvement downstream of Clayburn Road for 600 m
- Clayburn Creek channel deepening in Clayburn Village
- Installation of flood boxes, flap gates, and pumps in Clayburn Village
- Clayburn Creek berm construction

Additional studies are recommended including:

- Future studies of integrated stormwater management plan for Fishtrap Creek watershed
- Sumas Prairie Drainage Study Phase 2
- Future drainage studies in rural upland areas

Short term, medium term, and long term mitigation strategies will be completed to address the localized flooding areas. Improvement options will be prioritized with cost estimates in Stage 3 as part of Draft Master Plan. Other issues such as the Nooksack overflow flooding, is a longer term issue which must be addressed by senior levels of government in Canada and the United States.



Localized Flooding Areas

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

2.3 EROSION AND SEDIMENT DEPOSITION

2.3.1 Issues and Opportunities

Active stream bank erosion along creek ravines was found, together with instabilities of steep ravine slopes, such as Clayburn Creek and Horn Creek. Erosion arcs have formed along the banks of the Fraser River. The Master Plan will develop a project list to prioritize bank stabilization works.

Sediment aggradation in lower reaches of channels is an ongoing natural process and reduces the flow conveyance capacity of the channel. The Master Plan will review each location and develop a project list to prioritize erosion and sediment issues.

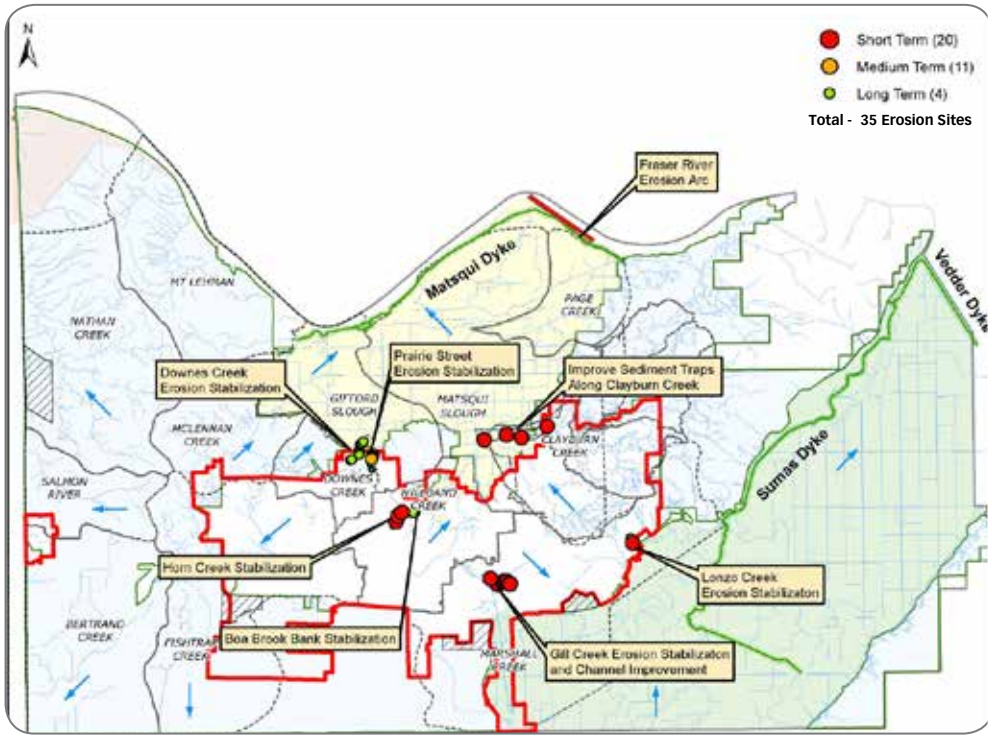
2.3.2 Strategies and Improvements

There are approximately 35 erosion and sediment deposition sites of concern within Clayburn Creek, Horn Creek, Boa Brook, Gill Creek, Downes Creek, Prairie Street and Marshall (Lonzo) Creek, etc. The largest erosion issue is along the banks of the Fraser River near the tip of Matsqui Prairie. The City has received a $10 M funding to address this issue.

Mitigation options for issues in these areas include:

- Bank stabilization
- Channel improvement
- Sediment trap enlargement
- Modification of existing detention facilities for erosion management
- Construction of detention facility for erosion management
- Stormwater flow diversion

The mitigation programs are recommended to proceed in a time horizon of short term (20 sites), medium term (11 sites), and long term (4 sites). Mitigation strategy will be developed further to address these issues along with cost estimates in Stage 3.



Improvement opportunities for erosion and sediment issues

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

2.4 SYSTEM AND PUMP STATIONS CAPACITY

2.4.1 Issues and Opportunities

Drainage pump stations and conveyance systems in some areas are under capacity due to changes in land use. This Master Plan will identify capacity issues and develop a project list to prioritize upgrades.

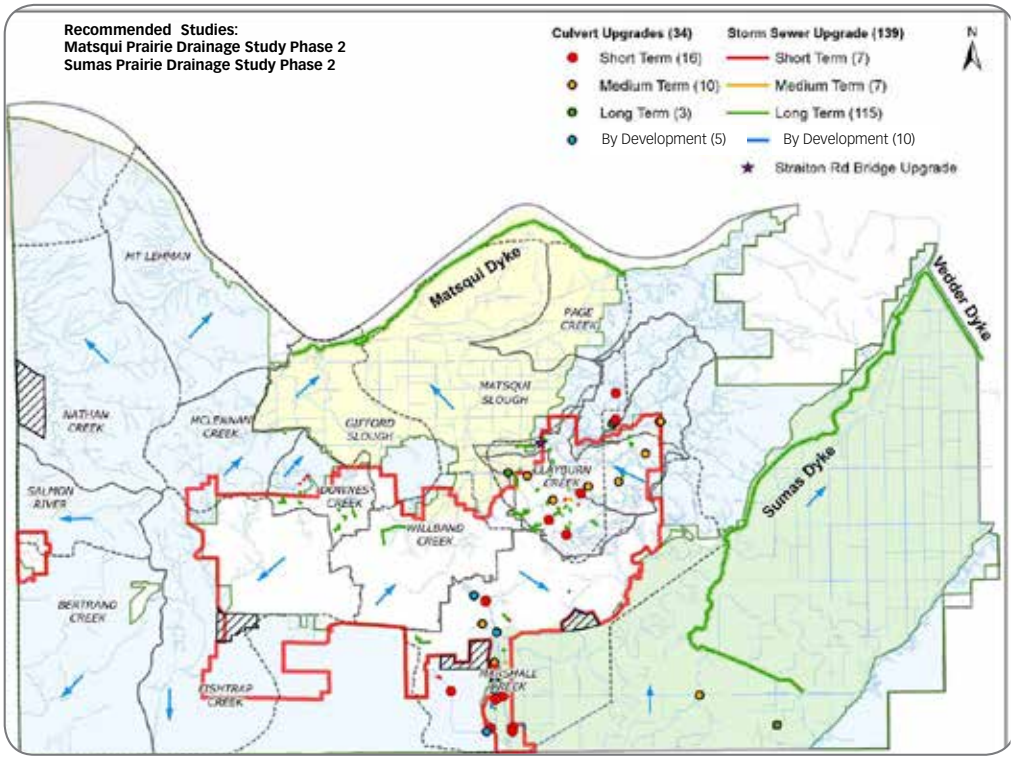
2.4.2 Strategies and Improvements

There are approximately 140 sections of storm mains, 35 culverts, and 1 bridge with capacity issues that need to be improved. Most of the sections are within the watersheds of Marshall Creek and Clayburn Creek, such as:

- Marshall Creek storm sewer upgrade
- Stoney Creek storm sewer and culvert upgrade
- Gill Creek culvert upgrade
- Riverside Road culvert upgrade
- McCallum Road storm sewer and culvert upgrade
- Storm sewer upgrade on King Road, east of Kempley Court
- Sumas Way culvert upgrade
- Culvert upgrade at Vye Road on Saar Creek
- Culvert upgrade at Old Yale Road on Arnold Slough
- Straiton Road bridge upgrade

Upon completion of Phase 2 drainage studies of Matsqui Prairie and Sumas Prairie, Willband Creek ISMP and Fishtrap Creek ISMP, additional conveyance works may be needed in the future.

Phase 2 of the Matsqui Prairie Drainage Study will investigate improvement options at Matsqui Slough and McLennan Pump Stations to meet the 10-year 2-day flooding duration criteria. Further studies of the Sumas Prairie Drainage Study Phase 2 and a cost and benefit analysis for Barrowtown Pump Station will explore capacity upgrade options.



Improvement opportunities to enhance system capacity

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

2.5 RUNOFF VOLUME AND QUALITY CONTROL

2.5.1 Issues and Opportunities

There was very little runoff volume and quality control in some of the older neighbourhoods. The Drainage Master Plan will review and make recommendation to the current drainage policies and design criteria to mitigate impacts of past practices and guide future developments.

2.5.2 Strategies and Improvements

About 75% of the urban development area is on well-draining soils, which provides opportunities to infiltrate runoff back into the ground to replenish the aquifer and provide base flow for creeks and streams. It will also reduce runoff volume to downstream to slow down the erosion process and reduce the chance of flooding.

There are opportunities to develop a City-wide Stormwater Source Control Bylaw to promote infiltration and water quality enhancement, as well as opportunities to update bylaws to include climate change impact and fish friendly infrastructure to guide future development/ redevelopment and capital improvement projects.

In Stage 2, about 30 existing detention facility improvement opportunities were identified. This is about 10% of the existing City owned detention facilities.

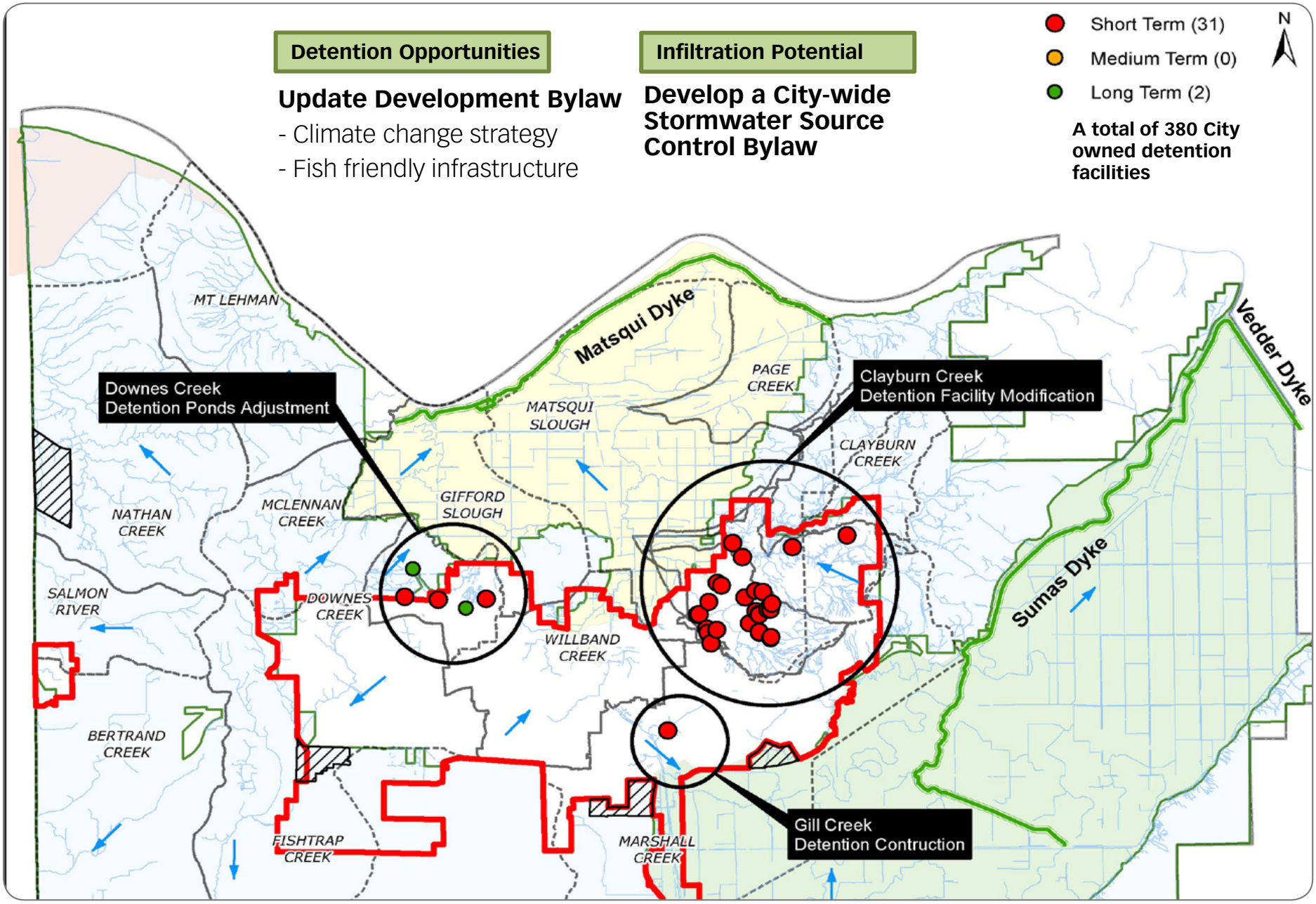
The improvement options include:

- modifying flow control structures/ orifices
- adjusting detention pond inlet and outlet
- enlarging detention ponds
- redistributing flows among existing detention facilities

Short term (31 sites) to long term (2 sites) improvement programs are recommended. A mitigation strategy will be developed to address these issues.

Opportunities for construction of three new detention facilities were also identified on parks land within the Downes Creek watershed and around Gill Creek. Further review with the Parks Department will identify opportunities of community detention / infiltration facilities in other areas.

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities



Improvement opportunities for run-off volume and quality control

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

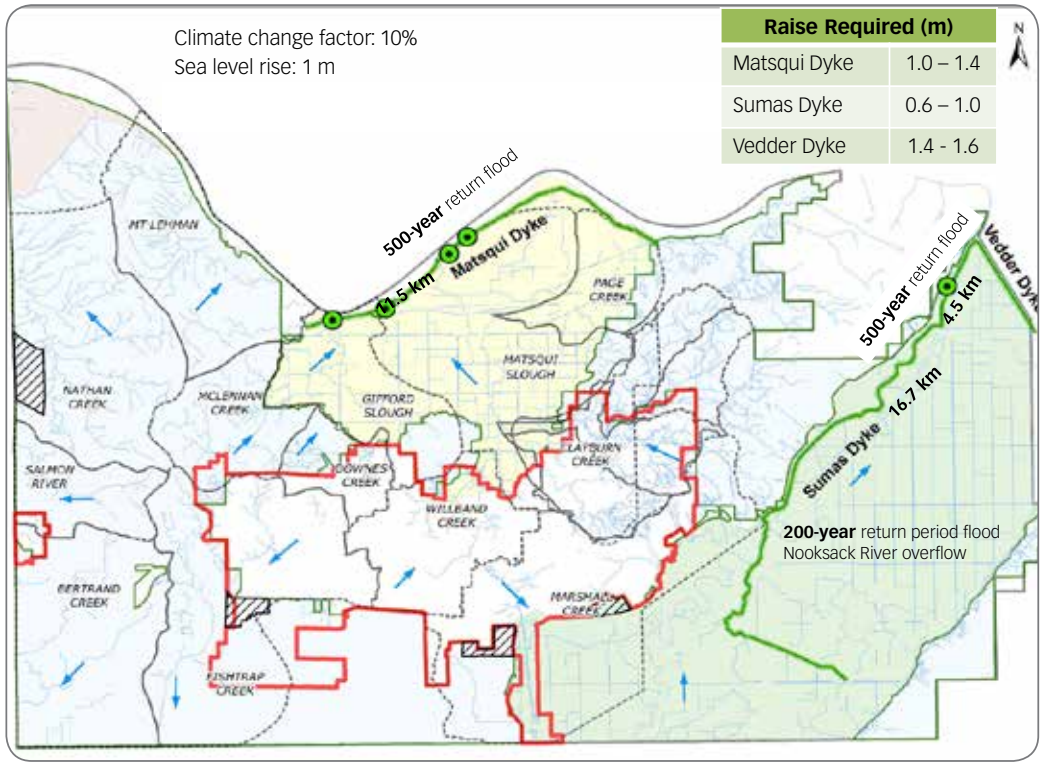
2.6 LOW DYKE LEVEL AND CLIMATE CHANGE

2.6.1 Issues and Opportunities

The Sumas, Vedder and a portion of Matsqui dyke levels are lower than the design level for 1 in 500 year events. A high level dyke assessment will be conducted during the Drainage Master Plan to provide recommendations for dyke improvements.
Climate change causes more extreme rainfall events with increased intensity, leading to an increase in peak flows, which challenges the existing drainage system. A Climate Change factor of 10% will be applied to the rainfall intensity and analysis in this Master Plan to review and identify any associated impacts.

2.6.2 Strategies and Improvements

Climate change will result in extreme rainfall events and higher volumes of water, which will challenge the City's dyke systems. Climate change impact will need to be addressed in the City Development Bylaw update.



Dyke upgrades

The predicted sea level rise will result in the need to raise the City's dykes approximately 1 m to 1.6 m over the next 50 years.

Detailed upgrades and cost estimates will be provided in Stage 3 before finalizing the plan.

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

2.7 RESILIENCY

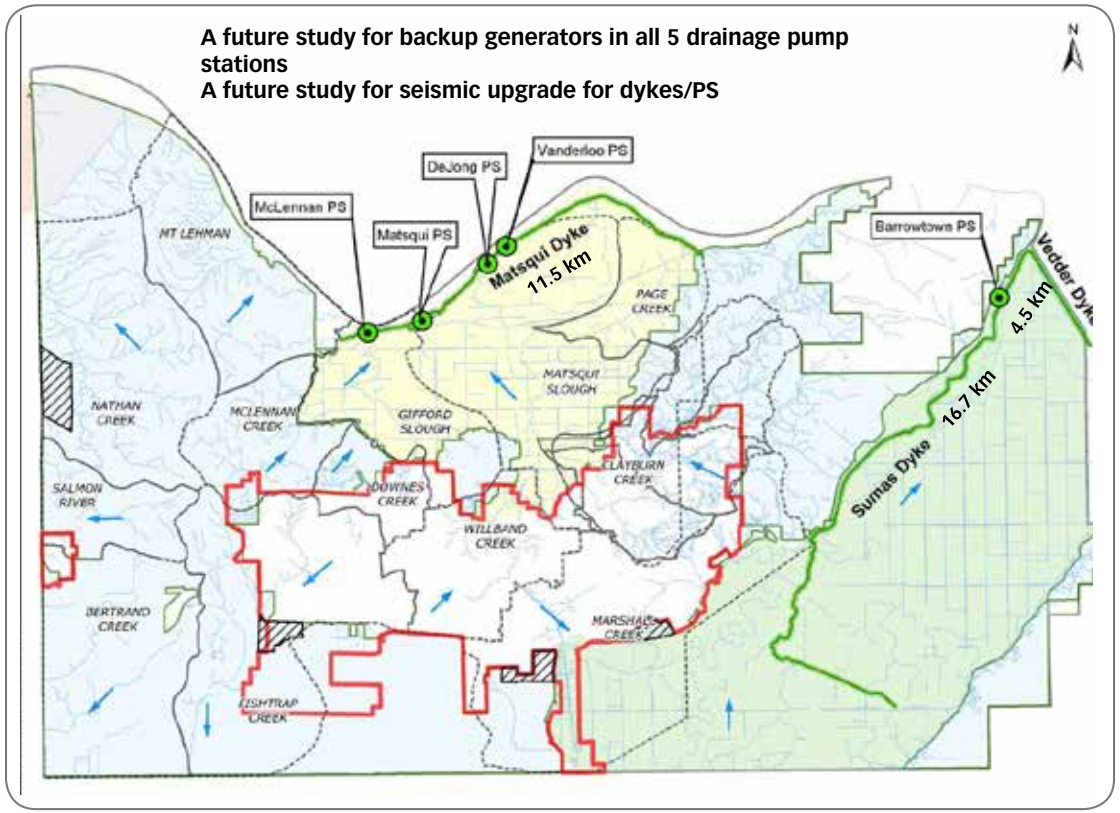
2.7.1 Issues and Opportunities

This Master Plan will conduct a high level analysis to evaluate the vulnerability of the City's drainage system (including dykes and pump stations) to severe storms and earthquakes.

2.7.2 Strategies and Improvements

Consideration of resiliency for pump stations and dykes includes severe storms and seismic events, such as the recent ice storm that the City needed to respond to. Currently, there is no backup generator in any of the drainage pump stations. (i.e. Barrowtown, Matsqui Slough, McLennan Creek, DeJong, and Vanderloo).

A future study to review backup generators in all five drainage pump stations will be recommended, as well as a project list to prioritize resiliency options, and a separate study to review seismic upgrades for the City's dykes and pump stations.



Resiliency map

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

2.8 STORMWATER FEES AND CHARGES

2.8.1 Issues and Opportunities

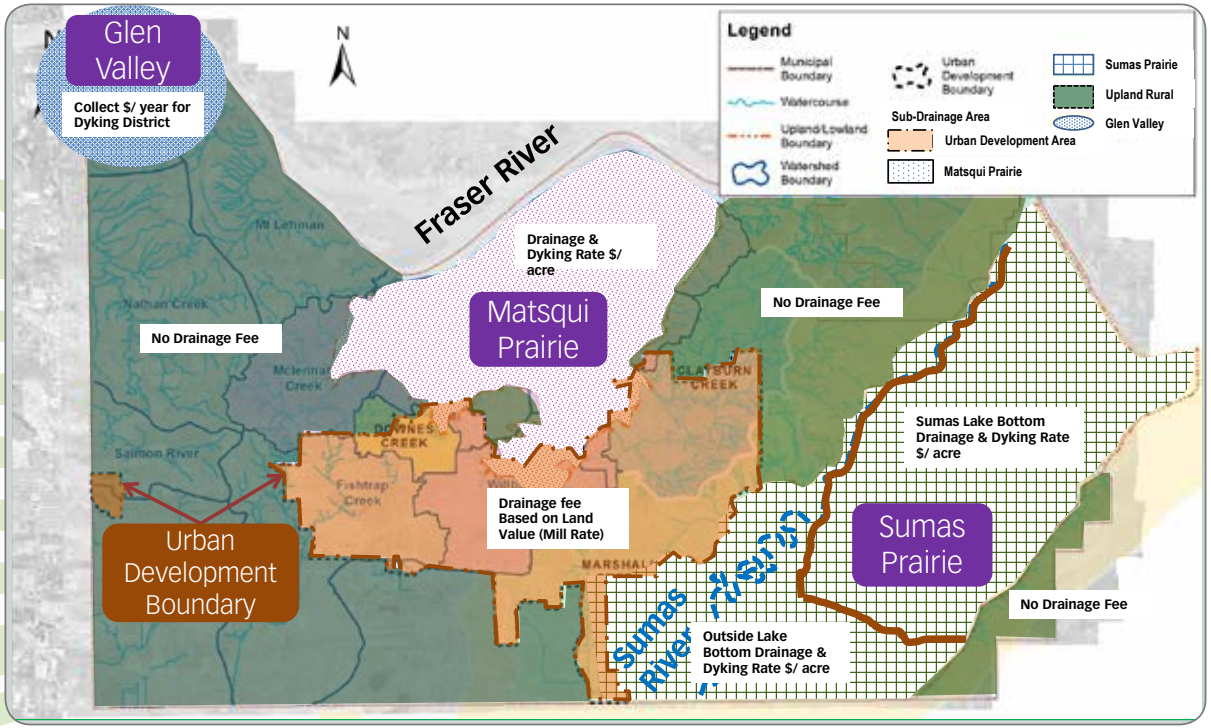
The City has various service levels and different fees and charges for different areas of the City. Drainage fees are mainly collected through a separate mill rate on the property tax notice. Properties within the Urban Development Boundary and the prairies are paying drainage fees according to different rate structures. Rural upland areas do not pay a drainage fee.

2.8.2 Strategies and Improvements

In Stage 2, best practices for drainage fees and charges in the United States and Canada were reviewed. Examples in other municipalities in BC include:

- Based on property size, type, and other indicators
- Flat rates
- Variable rates: impervious area calculation, street frontage, incentives
- Parcel tax

A further fees and charges review will need to be completed in order to select the best option suitable for the City of Abbotsford. The options may include property size, type, flat rates, variable rates and property taxes.



Stormwater fees and charges

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities



ABBOTSFORD

ENGINEERING & REGIONAL UTILITIES

CITY SEWER MASTER PLAN

STAGE 2 REPORT

February 2018

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

3.0 CITY SEWER MASTER PLAN

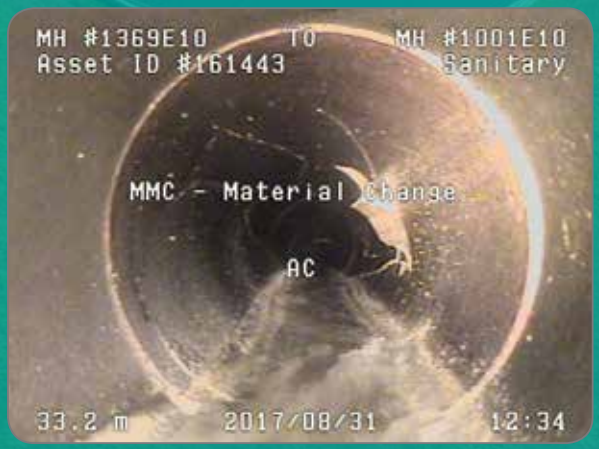
3.1 Overview

A comprehensive Wastewater (sewer) Master Plan is needed to analyze the impact on the sewer collection system, develop new infrastructure, and complete necessary upgrades to existing infrastructure to support the residential population growth as well as industrial, commercial, and institutional (ICI) growth. Abbotsford's Sewer Master Plan will be a comprehensive guiding document outlining sewer infrastructure improvement with costs, timing and priorities to support future growth.

During the Stage 1 process, the consultant reviewed GIS data for the sewer collection system; current and future population projections (both residential and ICI sector); reviewed sewer loads and flow patterns; infiltration and inflow rates; and built the sewer model . The age of the infrastructure and the expected life were summarized and issues and opportunities, guiding principles and assumptions were identified.

In Abbotsford, the wastewater collection system flows from south to north to the Joint Abbotsford Mission Environmental System (JAMES) wastewater treatment plant. The JAMES plant is located on the south side of the Fraser River. The collection system includes approximately 560 km of sewer mains, ranging in size from 50 mm diameter to 1,800 mm diameter; 33 pump stations and 8,475 manholes. There are approximately 24,300 sewer connections to properties and businesses. The collection system services 132,000 people in Abbotsford, including Matsqui and Sumas First Nations. City of Sumas, Washington is also serviced to the City's sewer system under a servicing agreement.







Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

The following summarizes the evaluation and analysis results of each issue and opportunity, so that upgrades that will align with the City's strategic objectives, as well as support the growth outlined in the Official Community Plan, can be identified and prioritized.

3.2 DRY INDUSTRY VS. WET INDUSTRY

3.2.1 Issues and Opportunities

Dry industry refers to industrial operations that have low impact on water and sewer. Wet industry refers to industrial operations that have high impact on water and sewer. For example, a warehouse or a logistics operation is considered a dry industry type development, whereas a food processing plant is considered a wet industry type development. Currently, all industrial uses, both dry and wet, are grouped under general industrial zones; however, the impact on infrastructure from dry versus wet industries are quite different.

3.2.2 Strategies and Improvements

There are approximately 25 mostly agricultural related processing industries in Abbotsford. The combined impact of the 25 processing industries is significant on the sewer system and the JAMES Wastewater Treatment Plant. Approximately 15% of the total sewer flows to the JAMES wastewater treatment plant comes from these processing industries.

Industrial zones are shown in purple shading on the map. Currently, as there is no specific zoning for processing industries, an agricultural processor can develop or repurpose a property in any industrial zone. If too many processing industries develop in one particular area, it may cause significant capacity issues on the collection system.

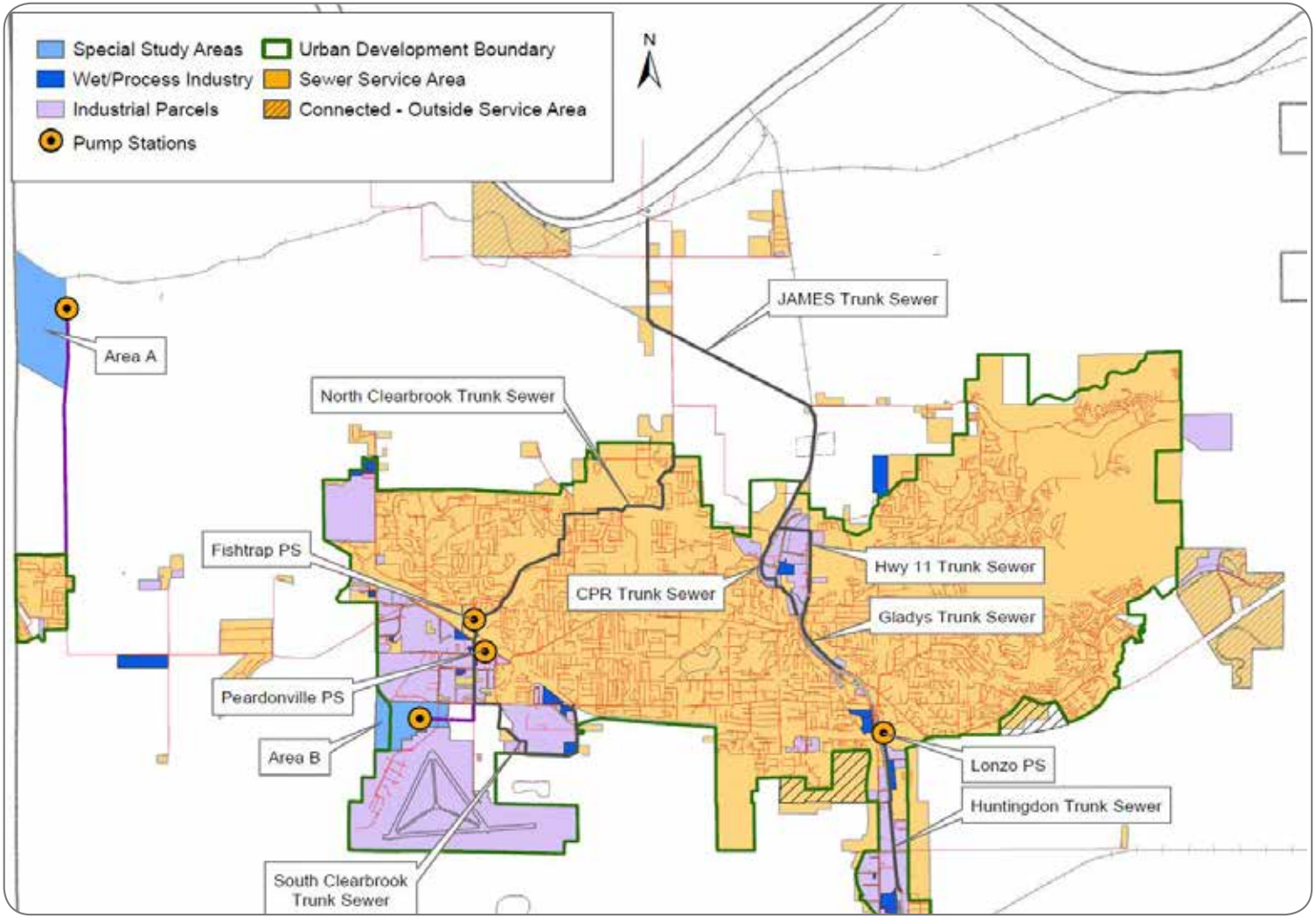
For analysis and evaluation purposes, sewer discharge from businesses and industries are typically represented as population equivalency per hectare (PPH). A review of available sewer flow monitoring data and Advanced Metering Infrastructure (AMI) water use data showed that sewer discharge from dry industrial developments, such as warehousing, transport and logistics etc., is in the range of 20 to 25 PPH. In comparison, a small to mid-range food processor, which has higher discharge, is in the range of 80 to 90 PPH. For infrastructure sizing purposes, an average and reasonable industrial density of 50 PPH is used in the Master Plan. The Master Plan will develop other strategies to further address this issue by identifying certain industrial areas that are closer to sewer trunk mains, which typically have more capacity than the smaller sized collector sewers.

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

The map below shows Special Study Areas A and B, Gloucester east and north of Airport lands, that will be serviced by new pump stations and forcemains connecting to the existing sewer system.

As shown in the map, some of the sewers that are impacted by the industrial development are: North Clearbrook trunk sewer (NCTS), Gladys trunk sewer, JAMES trunk sewer, Lonzo pump station and forcemain, and Peardonville pump station and forcemain. The timing and sizing of these sewer upgrades will depend on the type of industries (dry vs wet) that develop in the sewer catchment.

A case-by-case analysis is required if large process industries such as a brewery/dairy/poultry industrial developments were to develop in any of the industrial areas.



Wet processing industries

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

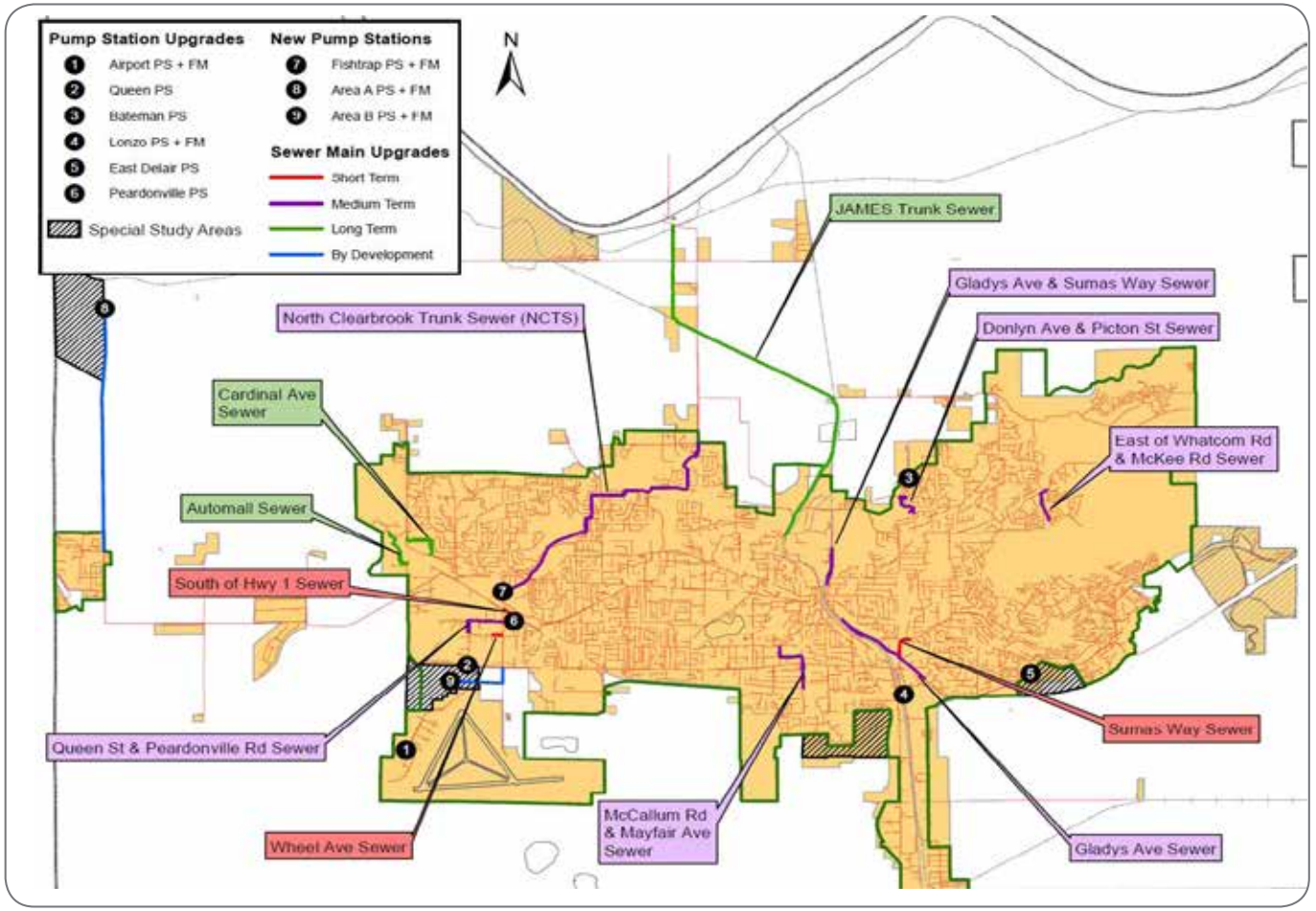
3.3 INFRASTRUCTURE UPGRADES

3.3.1 Issues and Opportunities

Trunk sewer upgrades and pump stations are some of the major capital expenditures anticipated in the next 25 years. As we grow to a population of 200,000 people, these projects will be needed. The Master Plan will review project timing and identify ways to optimize the existing capacity in the sewer system to defer the upgrades as far out as possible.

3.3.2 Strategies and Improvements

The Master Plan has developed short term, medium term and long term projects. These projects are required to accommodate the residential and ICI growth as identified in the 2016 OCP. The key upgrades and projects are identified below. For illustrative purposes, only the major ones are shown on the map:



System upgrades

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

Short term upgrades (within 5 years):

1. South of Highway 1 sewer upgrade
2. Wheel Avenue sewer upgrade
3. Sumas Way sewer upgrade
4. Queen Street pump station upgrades

Medium term upgrades (5 to 15 years):

1. North Clearbrook trunk sewer (NCTS)
2. Queen Street & Peardonville Road sewer upgrade
3. McCallum Road & Mayfair Avenue sewer upgrade
4. Gladys Avenue sewer upgrade
5. East of Whatcom Road & McKee Road sewer upgrade
6. Donlyn Avenue & Picton Street sewer upgrade
7. Gladys Avenue & Sumas Way sewer upgrade
8. Airport pump station & forcemain upgrades
9. Lonzo pump station & forcemain upgrades
10. Peardonville pump station & forcemain upgrades

Long term upgrades (15 to 25 years):

1. Automall sewer upgrades
2. Cardinal Avenue sewer upgrades
3. JAMES trunk sewer upgrades
4. Bateman pump station & forcemain upgrades
5. East Delair pump station upgrade

Other new projects (timing depends on development)

1. Fishtrap pump station & forcemain
2. Special Study Area A pump station and forcemain
3. Special Study Area B pump station and forcemain

The project timing will be further refined and illustrated in five year increments in the Master Plan.

3.4 SYSTEM OPTIMIZATION

3.4.1 Issues and Opportunities

Due to the City's AMI program, on-going water conservation measures, and building code changes, per capita water usage and sewer discharge have dropped since 2012. This Master Plan will help optimize the existing sewer capacity without the City taking on additional risks of sewer.

3.4.2 Strategies and Improvements

Historically, per capita sewer discharge was in the range of 350 L/capita/day. Due to advanced water metering, and water conservation, per capita sewer discharge has dropped to 225 L/capita/day, in addition, the City's Closed Circuit TV (CCTV) and sewer rehabilitation program has returned critical pipes to good condition, extending their service life, which leads to reduced inflow and infiltration (I&I). The combination of lower sewer discharge and reduced I&I have freed-up additional capacity in the sewer system, and in some cases may defer future upgrade requirements.

The Master Plan will develop strategies to optimize future upgrades and include safety factors before considering the use of additional capacity available in the sewer system for delaying or deferring projects.

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

3.5 SEWER ODOUR AND CORROSION

3.5.1 Issues and Opportunities

Long forcemains and non-laminar sewage flow may cause odours, hydrogen sulphide (sewer gases) and corrosion. Sewer gases are naturally present in the sewer and released into the atmosphere due to turbulence. The Master Plan will identify locations experiencing sewer odours and put a plan forward to address the issue. Sewer gases lead to corrosion of concrete pipes and manholes. Both NCTS and JAMES trunk sewer are concrete pipes; therefore, mitigating corrosion is a key issue to be addressed in the Master Plan.

3.5.2 Strategies and Improvements

Sewer odour

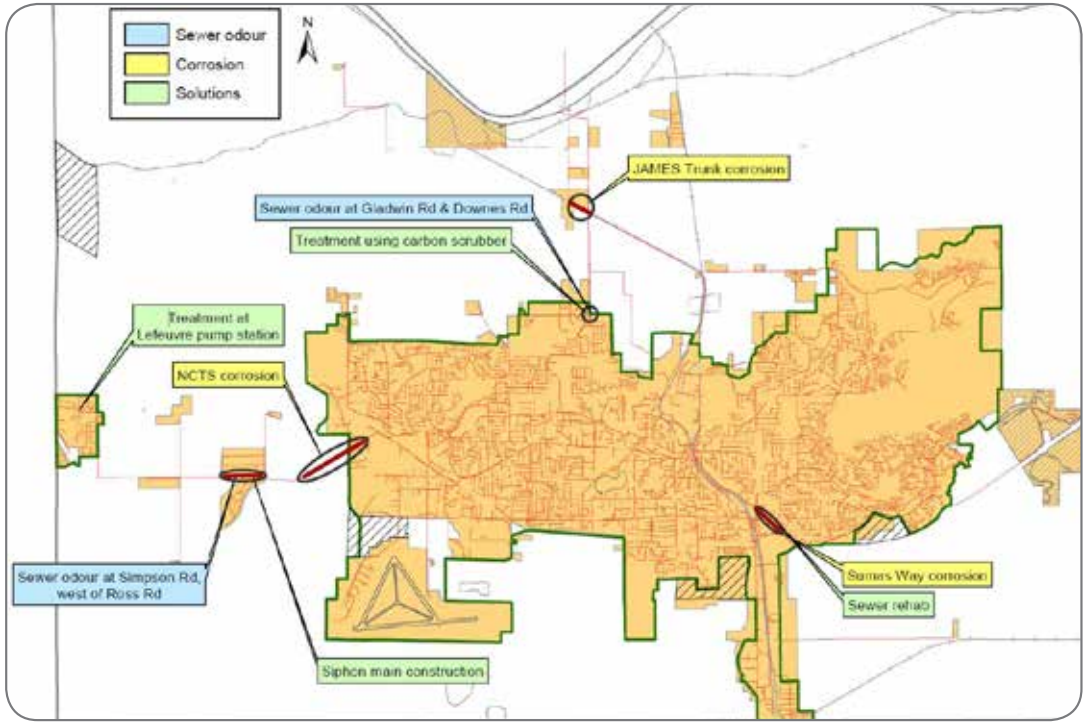
Two locations have been identified having sewer odour issues. The first location is near the Sun Valley subdivision on Simpson Road, west of Ross Road. The second location is at the intersection of Gladwin Road and Downes Road.

Simpson Road location is immediately downstream of the forcemain discharge from Lefeuvre pump station servicing West Abbotsford. The sewage tends to stay in the forcemain for a long time and odours are released once it discharges into the gravity sewer system. pH adjustment and installation of an air-trap in the collection system to trap the sewer odour from reaching the residents homes are some of the odour mitigating strategies being reviewed in the Master Plan.

Sewer gases are emitted at Gladwin Road and Downes Road when the gravity sewer transitions into a siphon system. Extracting and treating the sewer gases with a carbon scrubber is being investigated as a possible solution in the Master Plan.

Corrosion

Typically, excessive sewer gases lead to concrete corrosion of pipes and manholes. Strategies for odour control, as discussed above, treatment of sewage, and extraction and treatment of sewer gases using a carbon scrubber, will also mitigate pipe and manhole corrosion. Sewer rehabilitation, such as lining the sewer, is one of the other strategies that will be reviewed in the Master Plan.



Sewer odour and corrosion

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

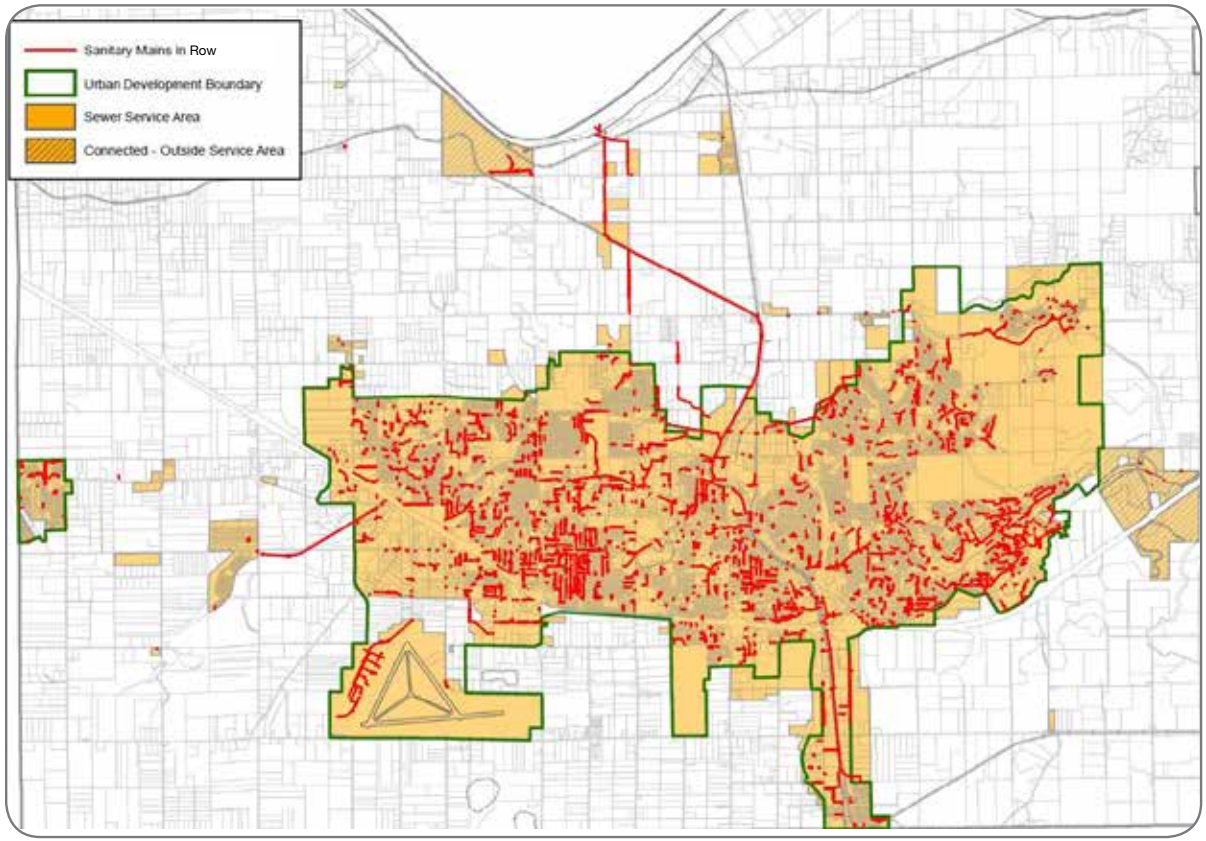
3.6 SEWERS IN RIGHT OF WAYS

3.6.1 Issues and Opportunities

Upgrades of sewer mains in right of ways, especially in side and rear yards, are challenging due to neighbourhood densification. The City has challenges accessing these sewers in the right of ways for maintenance purposes.

3.6.2 Strategies and Improvements

The red lines in the map indicate various areas within the urban area where the sewer is located in a right-of-way through and behind properties. In some cases, this is unavoidable due to topography, in other cases, there may be opportunities to relocate the sewer mains on to frontage streets through redevelopment. The Master Plan analysis showed that approximately 1% of the total pipes in Abbotsford that are located in rights-of-way would need to be upgraded.



Sewer in right-of-ways

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

3.7 CLIMATE CHANGE AND SEWER OVERFLOWS

3.7.1 Issues and Opportunities

Due to the increasing frequency of short but intense storms, the impact of climate change on the sewer system will be reviewed in the Master Plan.

3.7.2 Strategies and Improvements

A climate change factor of 10% rainfall increase to year 2050 is included in the Master Plan for infrastructure analysis and sizing. All new infrastructure will be sized to incorporate this climate change factor. The effect of climate change factor on existing infrastructure is slightly offset by residents and businesses with lower water usage and lower sewer discharge due to water conservation and the implementation of the AMI program.

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

3.8 RESILIENCY

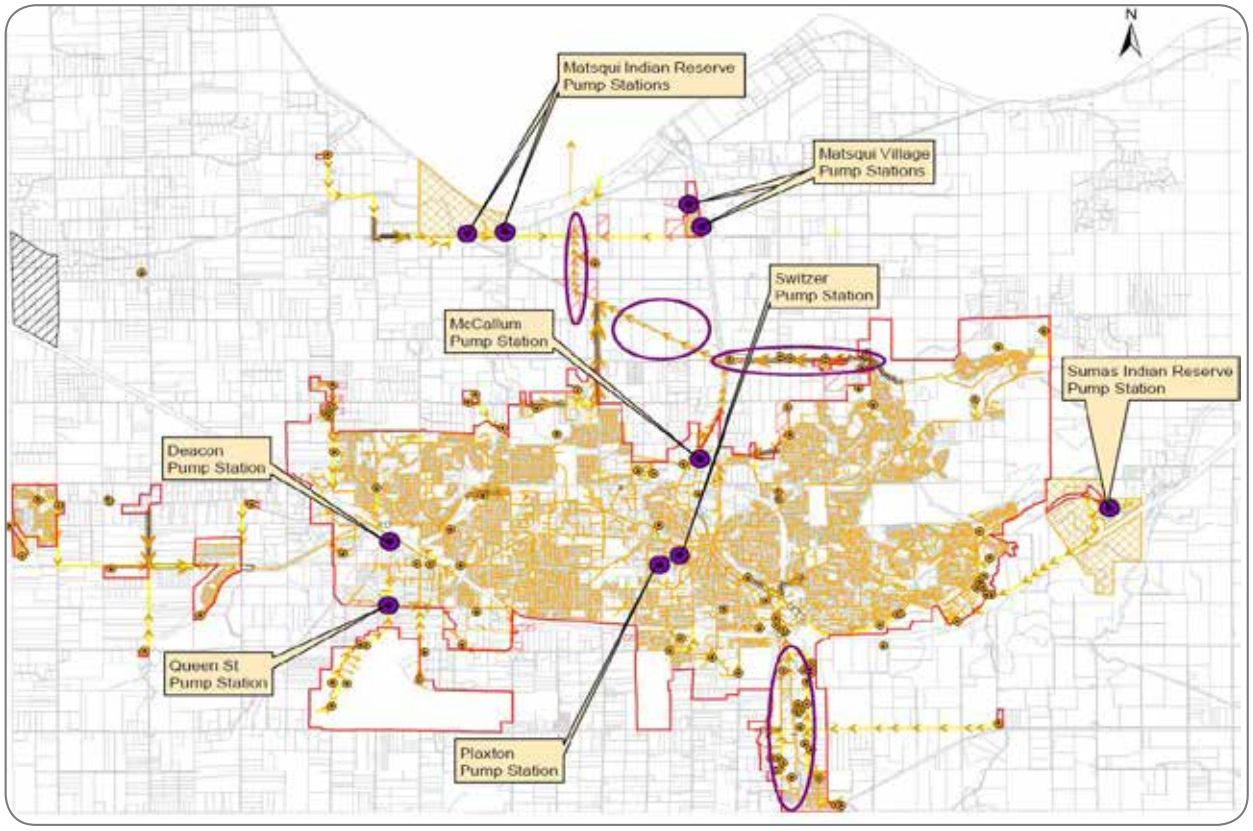
3.8.1 Issues and Opportunities

A high level analysis will be conducted to evaluate the vulnerability of the sewer system due to earthquakes and severe storms.

3.8.2 Strategies and Improvements

The City sewer collection system has 33 sanitary pump stations, of which 23 stations have permanent stand-by generators and 10 stations do not have generators. During the recent 2017 ice storm event, City staff managed to run the stations by deploying portable generators during the power outage. There is a need to increase the system resiliency. The Master Plan will identify a future study to review permanent back-up generators for the remaining 10 pump stations.

The Master Plan will identify a separate study to review seismic upgrades for our major trunk sewers and pumping systems. The map below shows some of the major trunk sewers that will be affected due to liquefaction in a major earthquake.



Potential impacted trunk sewers during a seismic event

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities



ABBOTSFORD

ENGINEERING & REGIONAL UTILITIES

CITY WATER MASTER PLAN

STAGE 2 REPORT

February 2018

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

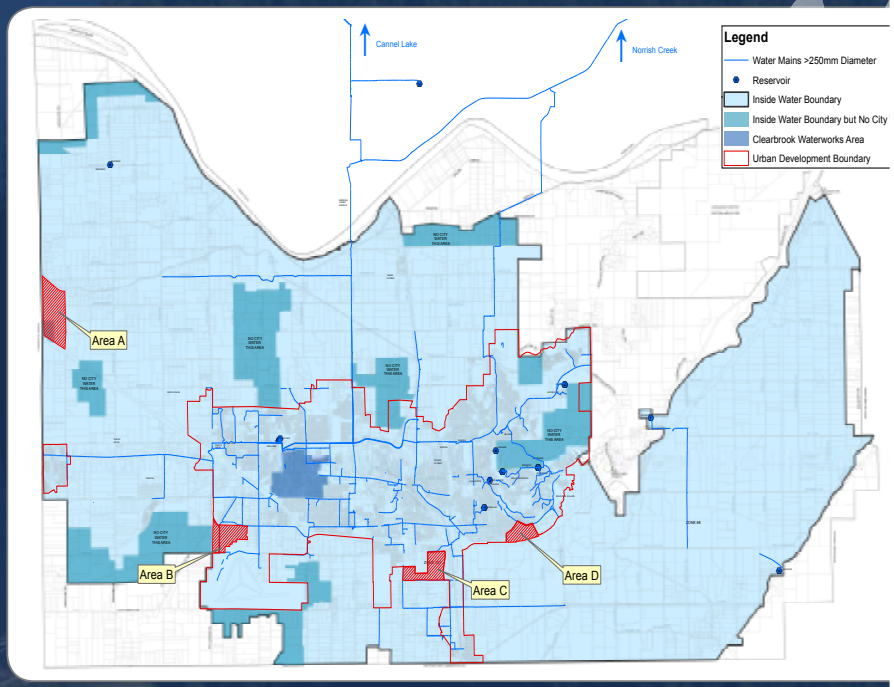
4.0 CITY WATER MASTER PLAN

4.1 Overview

A comprehensive Water Master Plan is needed to identify the impact on the water distribution system as the population grows to 200,000 people, as well as support the growth of industrial, commercial, institutional (ICI) and agricultural industries.

Abbotsford's Water Master Plan will be a comprehensive guiding document outlining water infrastructure improvement with costs, timing and priorities to support future growth. During the Stage 1 process, staff reviewed GIS data for the water distribution system; current and future population projections (both residential and ICI sector); reviewed water consumption data; updated and calibarated the Computer Water Model and the Computer Water Quality Model. The age of the infrastructure and the expected life were summarized, and issues and opportunities, as well as guiding principles and assumptions were presented.

Water is supplied to the City's distribution system from the Abbotsford Mission Water and Sewer Commission (AMWSC). Sources of water include Cannell Lake (UV treatment), Norrish Creek (slow sand filtration and membrane plant) and 19 groundwater wells of the community. The water is distributed through approximately 910 km of pipe. The system also includes 10 reservoirs, 12 pump stations, and 23 Pressure Reducting Valve (PRV) stations. The City provides potable water to approximately 132,000 people in Abbotsford including Matsqui First Nation.



Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

The following summarizes the evaluation and analysis results of each issue and opportunity so that upgrades that will align with the City's strategic objectives, as well as support the growth outlined in the Official Community Plan, can be identified and prioritized.

4.2 INFRASTRUCTURE UPGRADES AND ASSET RENEWAL

4.2.1 Issues and Opportunities

As the City grows to 200,000 people there will be need to upgrade infrastructure to meet these demands. Key areas of focus will be both the Historic Downtown and City Centre Neighborhoods. As both of these areas densify, additional infrastructure will be required to support the growth. The Master Plan will be looking at what infrastructure improvements are required to support the population growth to 200,000.

The City currently has an asset renewal program for replacing Asbestos Cement (AC) water main. Currently there is approximately 80km of AC water main remaining in the water distribution system, of which, the majority is within the urban development area.

4.2.2 Strategies and Improvements

The Master Plan has identified both non-linear (i.e. pump stations, reservoirs, and PRV stations) and water main upgrades. Some of the key upgrades and projects are identified below. They are also shown on the map:

Pump Stations

- Bradner Pump Station

PRV Stations

- McKinley PRV
- Clayburn Village PRV
- Sandon PRV
- Mt. Village PRV

Reservoirs

- McKee Reservoir (to be reviewed as part of the McKee Neighbourhood Plan)

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

Water Main Upgrades

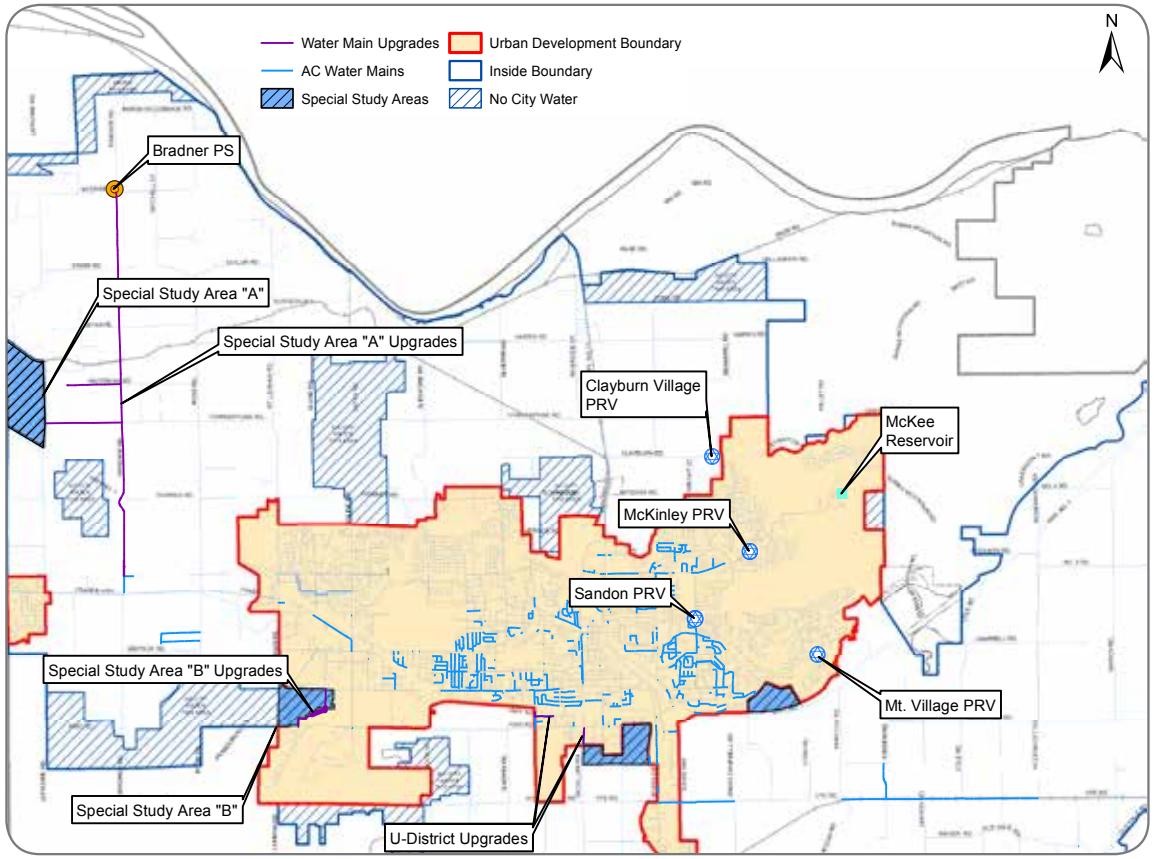
There is approximately 80 km of AC water main remaining to be replaced. The majority of these mains are within the urban development area and do not meet today's minimum pipe size requirements. Over the next 10 to 15 years, these AC water mains will be replaced with larger size mains which will strengthen and improve capacity of the system. As part of the system analysis to determine future upgrades, AC water mains will be reviewed first to determine if upsizing these mains can improve the system in such a way to meet future needs.

The City is currently working on the City Centre and Historic Downtown Neighborhood plans. Recommended upgrades from these plans will be incorporated into the Master Plan.

Other new projects (timing depends on development)

- Special Study Area "A" PRV station and water main upgrades
- Special Study Area" B" water main upgrades
- "U" District Neighborhood Improvements

The project timing and prioritization of the projects will be further refined as we proceed to the next stage in the Master Plan.



Water main upgrades

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

4.3 AGRICULTURAL WATER USE

4.3.1 Issues and Opportunities

The current water system, outside of the Urban Development Boundary, was originally designed and intended for domestic and light agricultural use. With the increase of commercialization of the agricultural industry (ie. greenhouses, larger poultry and dairy farms) the water system may be challenged to meet water demands.

4.3.2 Strategies and Improvements

The current Water Regulation Bylaw restricts rural properties to a maximum water connection size of 25mm. It also does not allow water to be used for open field irrigation. This appears to be an effective method to limit water demands in rural areas. Without these restrictions remaining in place, major infrastructure improvements would be required for the rural area.

The Master Plan allows for a 75% growth over the 25 years in the Agricultural sector to support the City's AgRefresh initiative and allow for impacts of climate change; however the Water Regulation Bylaw is still applicable to minimize major system upgrades.

The Agricultural industry has been successful using water detention, re-use, re-circulations, ditch irrigation, wells and design of the buildings to limit water use, and is encouraged to continue on with these best practices.

4.4 DRY INDUSTRY VS. WET INDUSTRY

4.4.1 Issues and Opportunities

Dry industry refers to industrial operations that have low impact on water and sewer. Wet industry refers to industrial operations that have high impact on water and sewer. For example, a warehouse or a logistics operation is considered a dry industry type development, whereas a food processing plant is considered a wet industry type development. Currently, all industrial uses, both dry and wet are grouped under general industrial zones; however, the impact on infrastructure from dry versus wet industries are quite different.

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

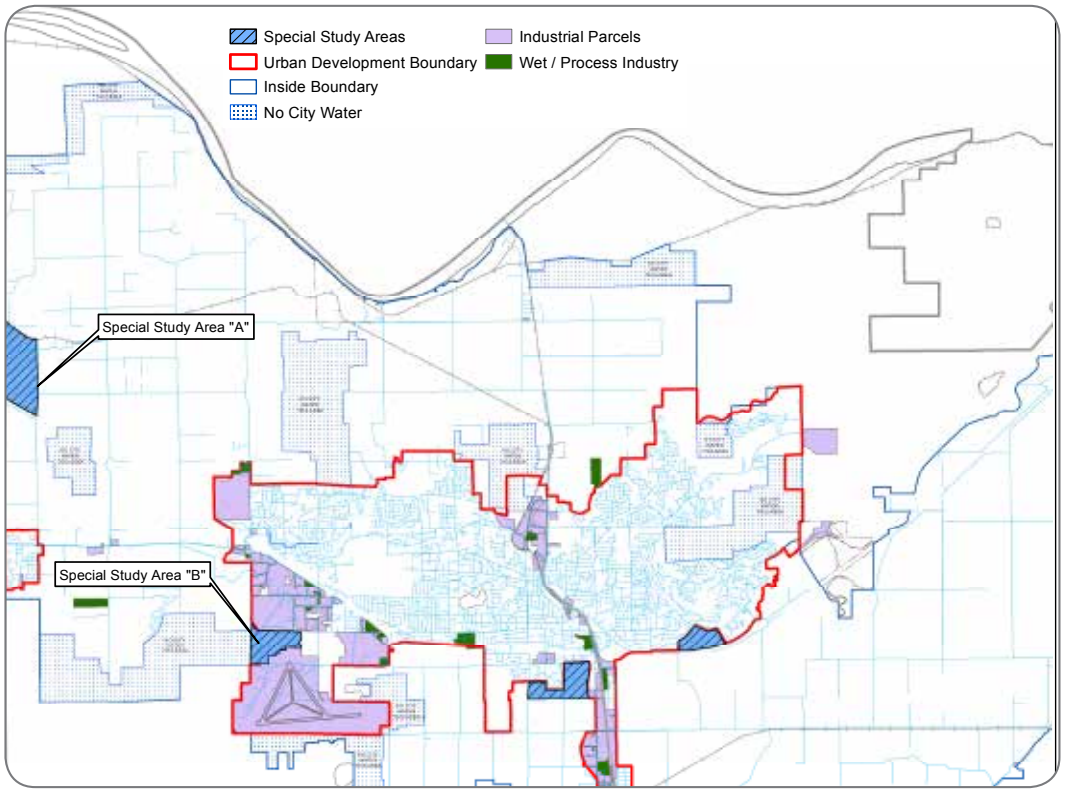
4.4.2 Strategies and Improvements

There are approximately 25 mostly agricultural related processing industries in Abbotsford. Industrial zones are shown in purple shading on the map.

Currently, as there is no specific zoning for processing industries, an agricultural processor can develop or repurpose a property in any industrial zone. If too many processing industries develop in one particular area, it may cause significant capacity issues on the water distribution system.

For analysis and evaluation purposes, water usage from businesses and industries are typically represented as population equivalency per hectare (PPH). A review of available sewer flow monitoring data and AMI water use data showed that water usage from dry industrial developments, such as warehousing, transport and logistics, is typically in the range of 20-25 PPH. A small to mid-range food processor, which has higher usage, is in the range of 80 to 90 PPH. Similar to the Sewer Master Plan, for infrastructure sizing purposes, an average and reasonable industrial density of 50 PPH is used in this Master Plan.

A case-by-case analysis is required if large process industries such as a brewery/dairy/poultry industrial developments were to develop in any of the industrial areas.



Wet processing industries

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

4.5 FIRE PROTECTION

4.5.1 Issues and Opportunities

As the City grows it is important to ensure that there is adequate water for firefighting. The Master Plan will review existing and future firefighting abilities and make recommendations for reservoir or pipe upgrades to ensure that there is adequate water for firefighting to support future growth.

4.5.2 Strategies and Improvements

The urban development area will follow Fire Underwriter Survey (FUS) flows. Upon a review of existing minimum fire flow requirements, the following table outlines the proposed improvements. Required pipe upgrades will be developed to meet these flows.

Existing and Proposed Minimum Fire Flow Requirements

LAND USE	CURRENT BYLAW	PROPOSED
Less than 16 units/ ha (Single family housing)	75 L/s	75 L/s
>16 units/ Ha and < 45 Units/ha	120 L/s	150 L/s
> 45 Units / Ha	167 L/s	175 L/s
Institutional	167 L/s	200 L/s
Commercial / Mixed Use	167 L/s	200 L/s
Industrial	167 L/s	220 L/s

Rural fire flows will be based on what is available. The rural water system was not designed to meet FUS flows. Upgrades to the rural system to meet FUS would be to cost prohibitive.

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

4.6 SYSTEM OPTIMIZATION

4.6.1 Issues and Opportunities

The Master Plan will review the current operation of the water distribution system and make recommendation for improvements to optimize the current system. These improvements will allow the City to optimize the existing infrastructure and improve water quality in the system.

4.6.2 Strategies and Improvements

The modelling analysis indicates that improvements can be made to the existing system operation to optimize the system in lieu of infrastructure upgrades. These improvements include pressure zone boundary realignments and changing set points on PRV stations, pump stations and/or reservoirs. These improvements will be incorporated into the Draft Master Plan.

4.7 RESILIENCY

4.7.1 Issues and Opportunities

A high level analysis will be conducted to evaluate the vulnerability of the water system due to earthquakes and severe storms.

4.7.2 Strategies and Improvements

A large portion of our water system is gravity fed, does not require pumping, and can operate without power. Currently only 1 out of 12 pump stations requires a standby generator (i.e. Bradner Pump Station). Under a power outage, properties that are supplied from the Bradner Pump Station will still have water but may experience minimal pressure. Future upgrades to this pump station will include a permanent standby generator.

PRV stations operate mechanically and do not require backup power to operate.

In 2006 the City conducted a Lifeline study of the Water System. This study needs to be updated and will include the following items:

- Develop seismic construction standards for critical water mains
- Determine requirements for seismic valves at reservoirs
- Determine post disaster readiness of the pump and PRV stations

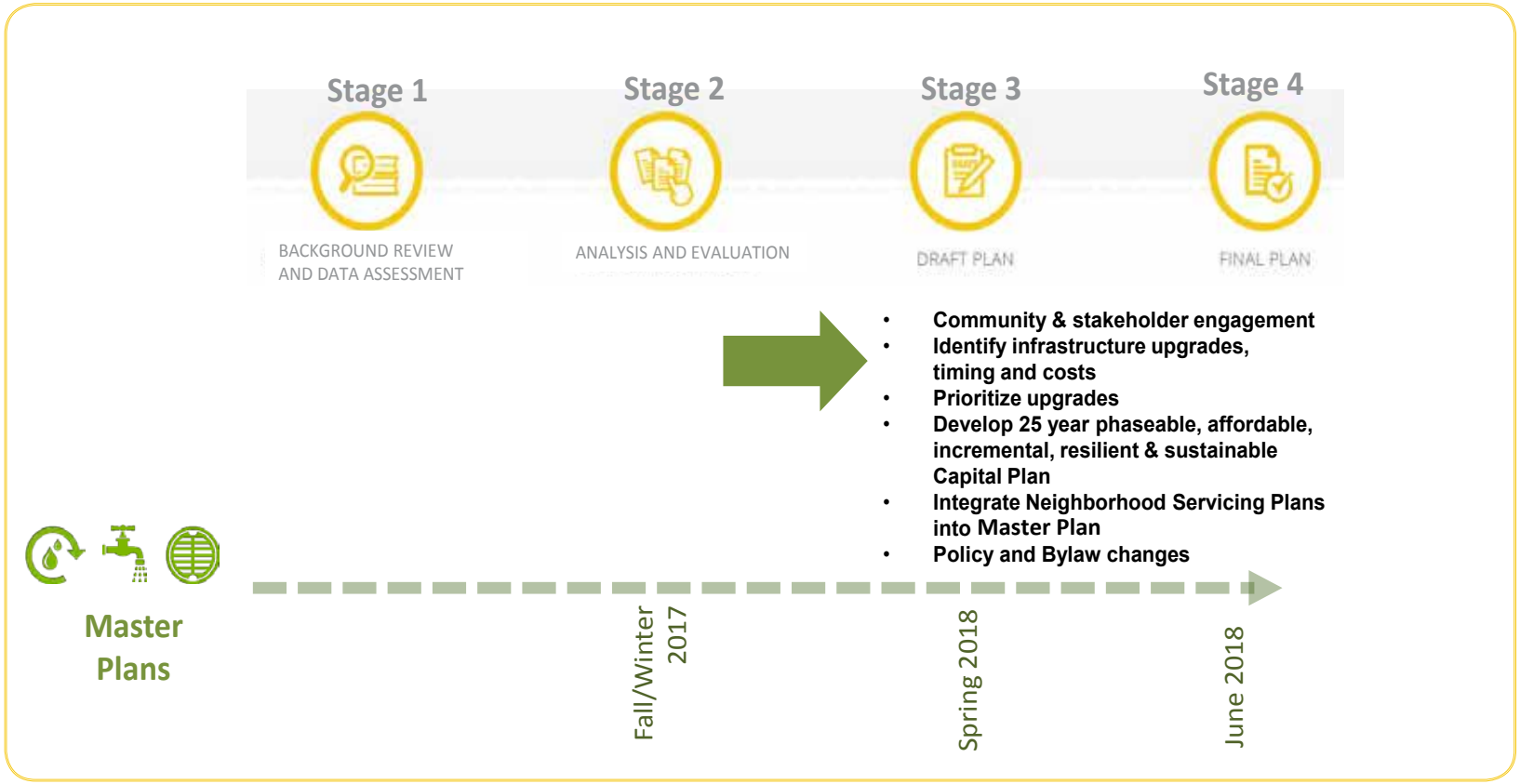
Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

5.0 NEXT STEPS

5.1 Stage 3 – Draft Plan

Stage 3 is anticipated to be completed by Spring 2018, and will include:

- Infrastructure upgrades, timing and costs
- A 25-year phaseable, affordable, resilient, sustainable incremental capital plan
- Recommended policy and bylaw changes



5.2 Stage 4 - Final Plan

Stage 4 Final Plan is anticipated to complete by June 2018.

Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

6.0 ENGAGEMENT STRATEGY

Stage 1 engagement focused on informing stakeholders about the Master Plans. It presented an opportunity to introduce the Master Planning to the community and ask for preliminary comments and questions to ensure objectives are clear. Through the engagement process in Stage 1, we have engaged approximately 650 people.

Stage 2 engagement may include:

- Public Open Houses
- Internal/External Stakeholders meetings
- Council Committees workshop
- Update to SMT and presentations to Council

A detailed engagement plan will be included in staff report to Council for the subsequent stages.





Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

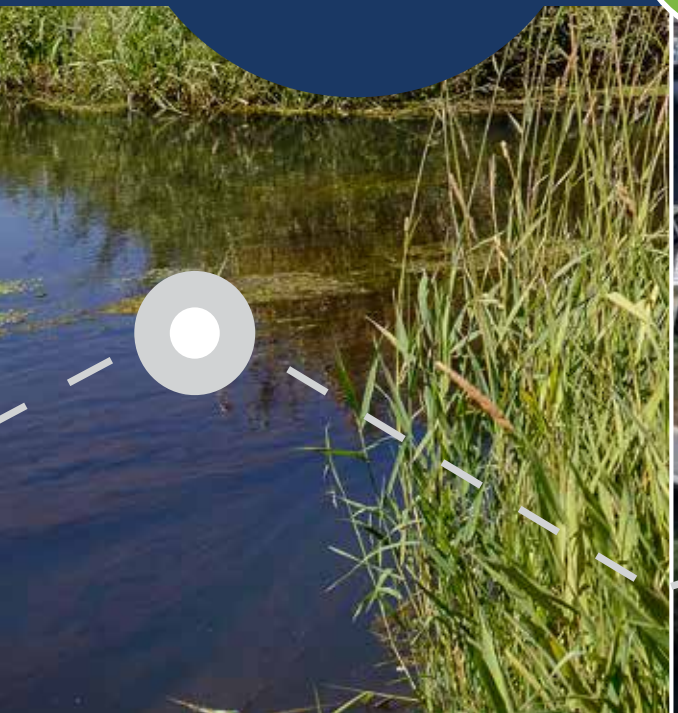


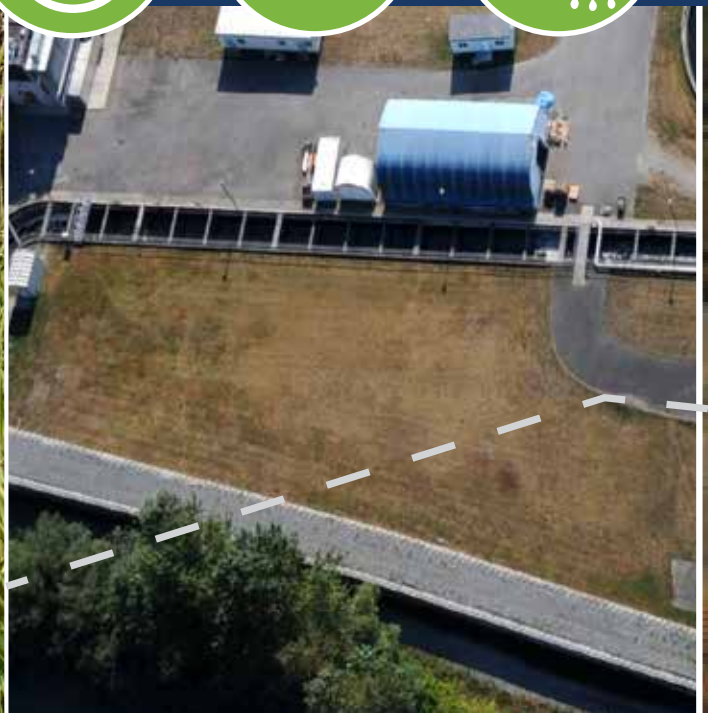




plan FOR 200K

ENGINEERING & REGIONAL UTILITIES | **MASTER PLANS**







Attachment: Background Report Drainage_Sewer_Water_Stage 2_Feb 9 Final 3 (ENG 002-2018 : Utilities

COUNCIL REPORT

Executive Committee

Report No. ENG 003-2018

Date: February 13, 2018
File No: 4520-55 SRP # 1335

To: Mayor and Council
From: Shari Edgington, Engineering Permits Coordinator
Subject: Soil Removal Permit No. 1335 for the property located at 28127 Smith Avenue

RECOMMENDATION

1. THAT the Soil Removal and Deposit Application for the property located at 28127 Smith Avenue be referred to a Public Information Meeting; and

2. THAT staff report back to Council regarding the results of the Public Information Meeting.

REPORT CONCURRENCE	
General Manager	**City Manager**
The General Manager concurs with the recommendation of this report.	The City Manager concurs with the recommendation of this report.

SUMMARY OF THE ISSUE

Currently, there is an active approved permit at 28127 Smith Avenue to extract 299,500 m^3 of soil which was approved by Council on August 11, 2008. The permit holder (SRP #1335) is proposing an amendment to the existing permit to extract an additional 275,500 m^3 of soil and deposit 371,000 m^3 of soil over 7.7 ha. Site photos can be found in Attachment A.

Staff is prepared to facilitate a Public Information Meeting upon receipt of a groundwater monitoring plan that is acceptable to the City of Abbotsford.

BACKGROUND

An amendment to Soil Removal and Deposit Permit SRP #1335 application was received by staff from the current permit holder to remove an additional 275,500 m^3 of material (over the originally approved 271,500 m^3 of soil removal) and deposit 371,000 m^3 of material at 28127 Smith Avenue.

Approval from the Ministry and Energy and Mines is required for this application before permit issuance.

Approval from the Agricultural Land Commission has been received.

DISCUSSION

General

28127 Smith Avenue is located east of Lefeuvre Road, on the north side of Smith Avenue (Attachment B) and is within the Soil Removal Eligibility Area. The subject property is bordered by other residential properties and agricultural uses, including greenhouses, cover crops, and a mushroom growing operation (Attachment C).

The applicant wishes to extract down to the 96.3 m elevation from the previously approved 100 m elevation which would bring the proposed pit floor in alignment with the approved pit floor elevation for SRP #1816 at 28025 Smith Avenue, immediately west of the subject lands (Attachment D).

In addition, the applicant wishes to deposit 371,000 of soil to establish a finish elevation and grade consistent with 28025 Smith Avenue.

The proposal will see the property reclaimed for soil-based agriculture (LCA rating of Class 2) or greenhouse use. This is consistent with the proposed reclamation for the original permit approval.

Effects on the Environment

Currently, soil has been stripped from approximately 3.2 ha in the southern portion of the 7.7 ha property. The soil is stored in stockpiles located at the southern edge of the property. Topsoil and subsoil have been stockpiled separately. The surface soil stockpiles have been seeded to address potential erosion and sedimentation concerns.
Adjacent properties are currently used as farms, greenhouses and residences and will not be negatively affected by the proposed application.

Effects on any Adjacent Highway

Truck access to and from the site will be on Smith Avenue. Truck traffic will then proceed north and south on Lefeuvre Road to Fraser Highway and Huntingdon Road (Attachment E).

Effects on Groundwater

The proposed excavation will be lowered to 96.3 m, which is 2 m above the observed high water table, similar to the approved extraction plan for SRP #1816, immediately west of the subject lands. The permit holder will undertake a groundwater management plan that includes monitoring subsurface groundwater elevation to ensure a 2 m buffer is maintained between pit floor and water table at all times during extraction activity.

Effects on Neighbouring Properties

The subject lands have slowly progressed over the last 10 years as a developing gravel pit. There are no drainage or erosion and sediment control concerns as all surface ground water is

directed to the pit floor and percolates into the groundwater aquifer. No processing occurs onsite, and extraction has occurred infrequently over the years. There have been no complaints from neighbouring properties regarding soil removal activity during the course of this permit.

FINANCIAL PLAN IMPLICATION

There is no impact with regard to the Financial Plan. Soil fees will be collected for soil deposit from the site on a monthly basis should the permit be approved. Estimated revenue from soil deposit and removal is approximately $433,155 over the life of the permit.

Rajat Sharma

Rajat Sharma
General Manager, Finance and Corporate Services
Signed 2/5/2018 10:39 AM

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

Operation of a soil removal and deposit site on the subject property will align with several of Council's four cornerstones and strategic goals, including:

- Vibrant Economy – Strengthening agriculture and maximizing aggregate resources within the Soil Removal Eligibility Area for structural and civil infrastructure development.
- Complete Community – Valuing environment, ensuring public infrastructure is protected, and ensuring public engagement.
- Fiscal Discipline – Pursuit of new revenue sources to support City services.
- Organizational Alignment – Staff recommendation derived from long term gravel extraction strategy based on the parameters defined by the Soil Removal Eligibility Area, compliance with Agricultural Land Commission Act, and City bylaws.

SUBSTANTIATION OF RECOMMENDATION

An application to amend SRP #1335 to extract an additional 275,500 m^3 of soil and deposit 371,000 m^3 of soil at 28127 Smith Avenue was reviewed for compliance to the Soil Removal and Deposit Bylaw.

The proposal will see the property mined and reclaimed to a similar extent to the neighbouring permit at 28023 Smith Avenue.

Staff recommends referring the application to a Public Information Meeting, and reporting back to Council with the results of the meeting.

Shari Edgington

Shari Edgington
Engineering Permits Coordinator
Signed 2/2/2018 2:00 PM

Rob Isaac

Rob Isaac
Director, Project Management Office
Signed 2/5/2018 10:36 AM

Peter Sparanese

Peter Sparanese
General Manager, Engineering & Regional Utilities
Signed 2/5/2018 10:46 AM

ATTACHMENTS:

Attachment A - Site Photos
Attachment B - Proposed Pit Area
Attachment C - Surrounding Properties
Attachment D - Neighbouring Property
Attachment E - Truck Route

Smith Avenue Photos

February 1, 2018



Attachment: Attachment A - Site Photos (ENG 003-2018 : SRP# 1335 28127 Smith Avenue Soil Report)







Attachment: Attachment B - Proposed Pit Area (ENG 003-2018 : SRP# 1335 28127 Smith Avenue Soil Report)

H:\ArcGIS\Work.mxd

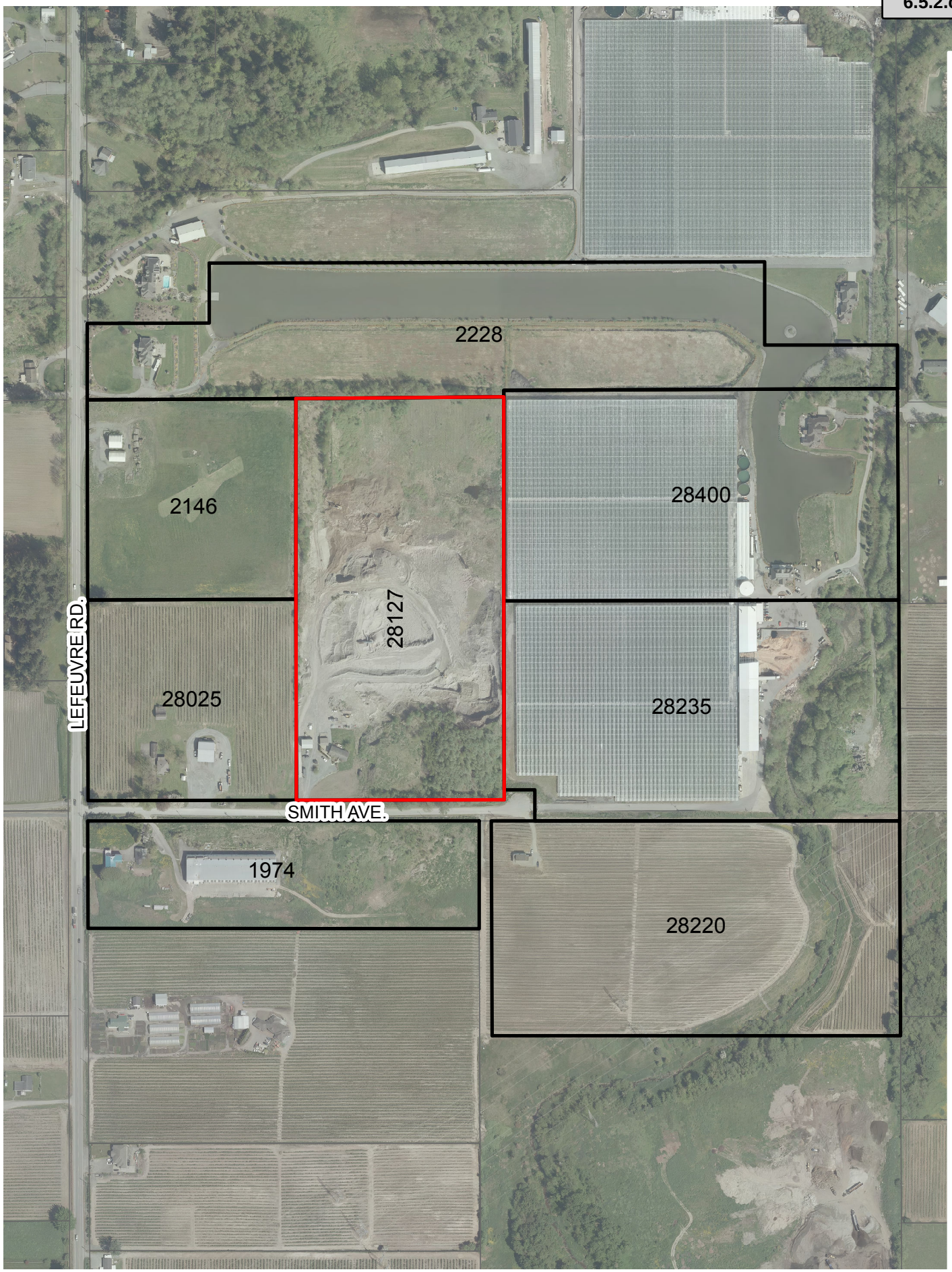
ABBOTSFORD

Proposed Pit Area

N

000

Scale



Attachment: Attachment C - Surrounding Properties (ENG 003-2018 : SRP# 1335 28127 Smith Avenue Soil Report)

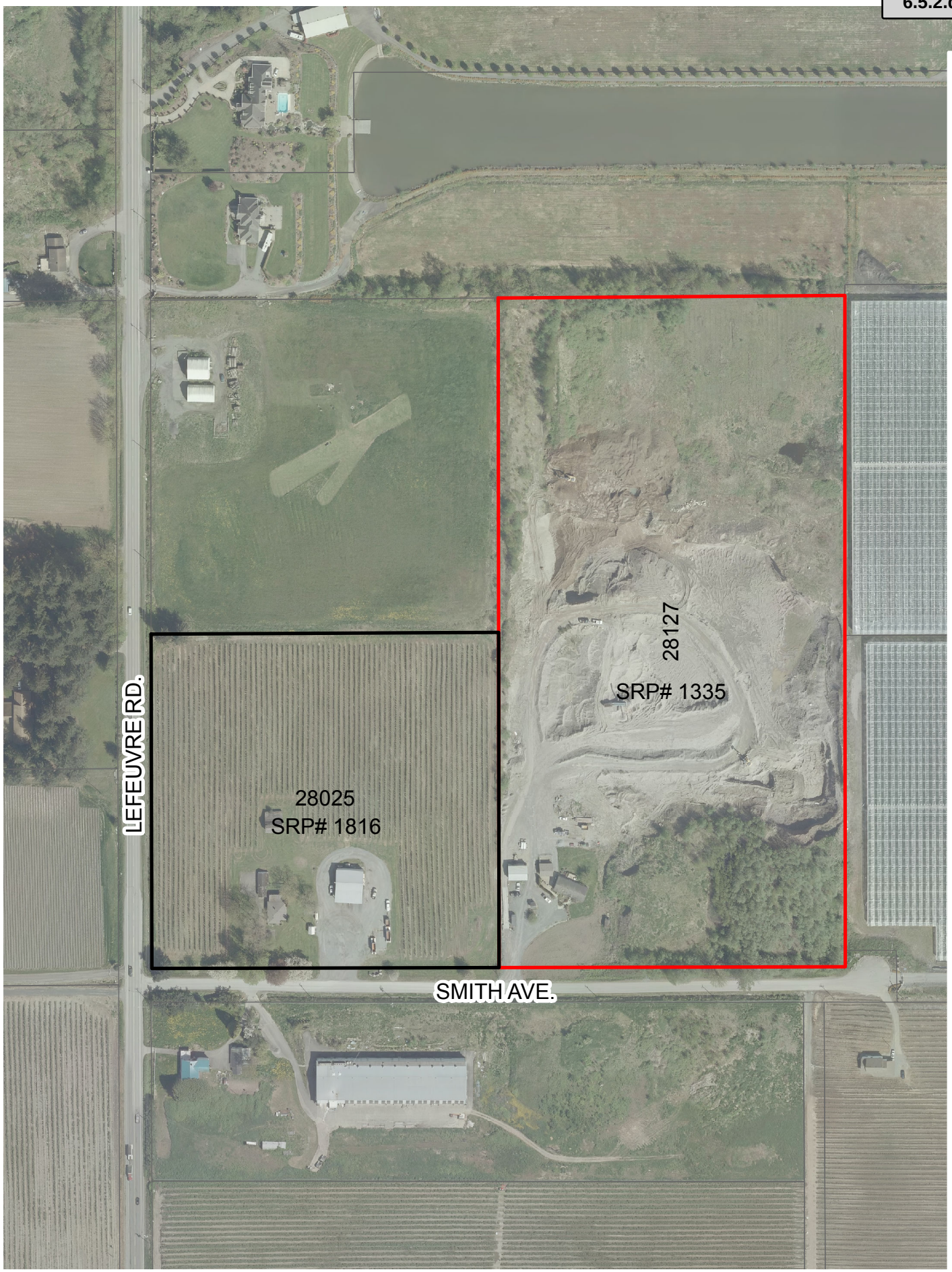
H:\ArcGIS\Work.mxd

ABBOTSFORD

Surrounding Properties

N

Scale 000



Neighbouring Property

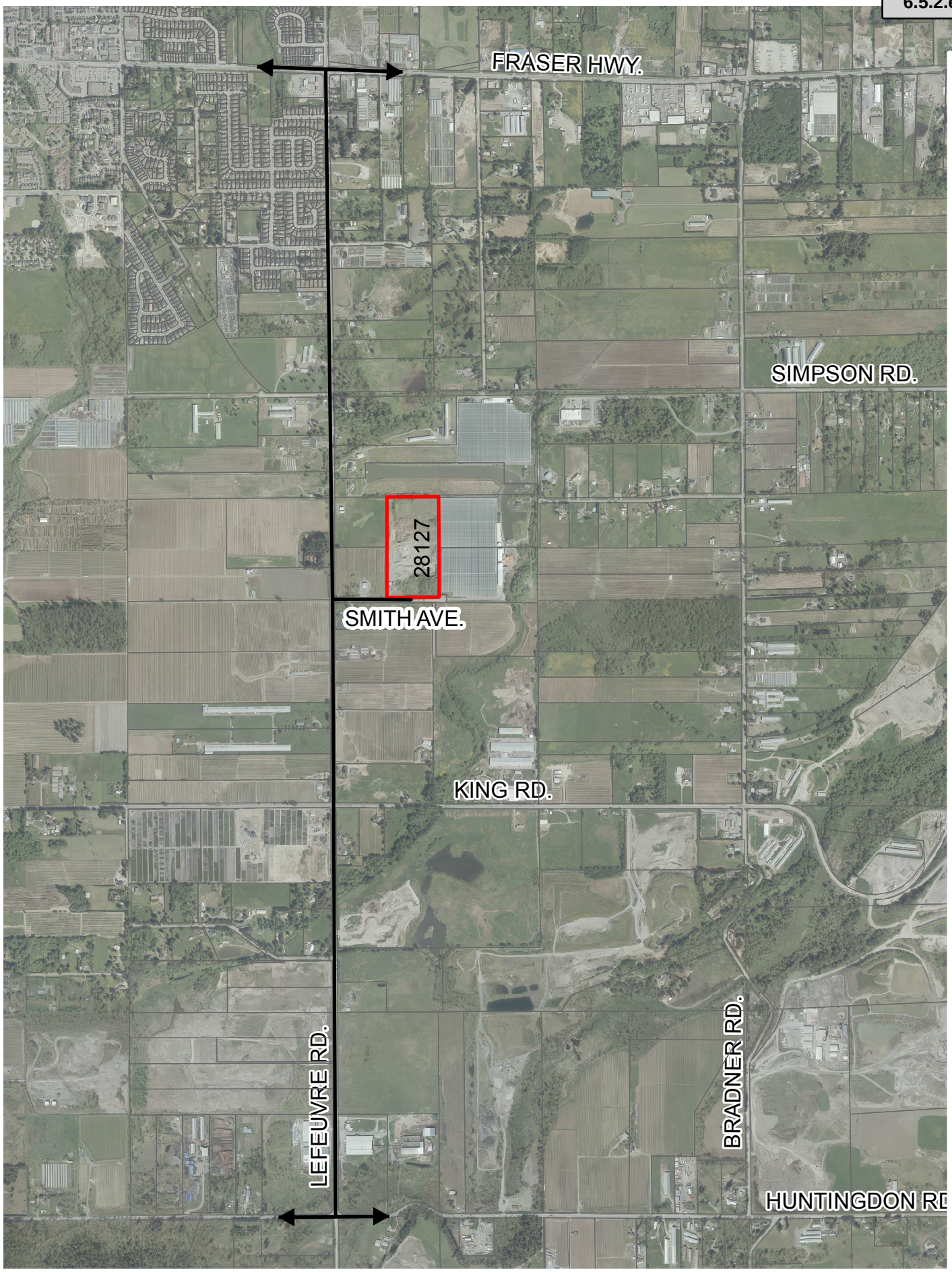
N

000

Scale

H:\ArcGIS\Work.mxd

Attachment: Attachment D - Neighbouring Property (ENG 003-2018 : SRP# 1335 28127 Smith Avenue Soil Report)



Attachment: Attachment E - Truck Route (ENG 003-2018 : SRP# 1335 28127 Smith Avenue Soil Report)

ABBOTSFORD

Truck Route

N

000

Scale

H:\ArcGIS\Work.mxd

COUNCIL REPORT

Executive Committee

Report No. PRC 007-2018

Date: February 13, 2018
File No: 7900-30

To: Mayor and Council
From: Heidi Enns, General Manager, Parks, Recreation and Culture
Subject: GymWorks™ Facility Agreement with PacificSport Fraser Valley

RECOMMENDATION

1. THAT Council approve the Pacific Sport GymWorks™ Facility Agreement, and;

2. THAT the Mayor and Corporate Officer be authorized to execute all documents related to this matter.

REPORT CONCURRENCE	
General Manager The General Manager concurs with the recommendation of this report.	**City Manager** The City Manager concurs with the recommendation of this report.

SUMMARY OF THE ISSUE

The City of Abbotsford has provided complimentary access to BC's top ranked athletes/coaches identified as Podium, Canadian Elite, BC Elite and BC Development athletes and coaches since July 2007. (Attachment "A").

Staff are requesting Council's authorization to enter into a Facility Agreement with the Canadian Sport Institute / Pacific Sport to provide continued complimentary access at the Abbotsford and Matsqui Recreation Centres through a partnership program entitled GymWorks™.

BACKGROUND

PacificSport Fraser Valley was created as a legacy of the 1995 Western Canada Summer Games to serve the athletes, coaches and volunteers of British Columbia's Fraser Valley. With the support of the Province of BC and via Sport PacificSport Centres, in partnership with Canadian Sport Centre Institute, collaborate to deliver programs and services to support the full continuum of sport participation to sport excellence. The Centers work jointly to ensure increased grassroots participation and increased podium performances in communities throughout British Columbia.

Working in support of national, provincial and regional sport partners, PacificSport Fraser Valley is creating a stronger system for the development of athletes, coaches, performance enhancement teams and facilities in the Fraser Valley Region from Hope to Surrey. Through partnerships with recreation departments, school districts, health authorities and local sport organizations, in the GymWorks™ which provides access to registered athletes and coaches so that they may enhance their training with no cost and local access to strength & conditioning centres. Strength & conditioning programs are an integral part of the athlete's training. Each eligible athlete/ coach is provided with an identification "Canadian Sport Centre Pacific/PacificSport" card ("Card Holders"), including their name, sport and the card's expiry date. GymWorks™ literature containing participating facilities and their access restrictions are provided to each carded member.

Through an administrative error, the GymWorks™ Facility Agreement between PacificSport Fraser Valley and the Abbotsford Recreation Centre was signed in 2007 without authorization by Council. Staff are bringing forward a revised agreement at this time. (Attachment "B").

In Abbotsford, there are currently fifty athletes and twelve coach card holders with a grand total of two hundred and fifty in the Fraser Valley that would be eligible to gain access at the local recreation centres.

DISCUSSION

Abbotsford is an active community with a strong tradition of sports participation and achievement, and home to many local provincial and national athletes. Abbotsford has integrated the delivery of recreation and community sport to enable citizens to reach their full potential within the "physical literacy, and active for life framework". The delivery of sport services and programs in Abbotsford is provided through a wide variety of organizations that develop coaches, officials and volunteers to provide opportunities for its citizens to reach their highest level of sport achievement.

The GymWorks™ program provides an opportunity for athletes with their coaches that have advanced to the regional, provincial and national competitive level to gain complimentary access for their enhanced training. The GymWorks™ Facility Agreement lays out the terms and conditions with PacificSport Fraser Valley and the City and includes an opportunity for an annual review of the agreement.

The City of Abbotsford's obligations in the agreement are as follows:

- Provide complimentary access to BC's top ranked athletes/coaches identified as Podium, Canadian Elite, BC Elite and BC Development athletes and coaches at the Abbotsford and Matsqui Recreation Centres ;
- Participate in the GymWorks™ program from the date this agreement is signed until such time either party wishes to terminate the agreement; and

- Agree to embrace and promote Doping-Free Sport in the facilities.

The City of Abbotsford would receive the following benefits from PacificSport Fraser Valley Promotions:

- GymWorks™ partnership symbol to display within each facility;
- Listing as a partner on the GymWorks™ website, showing support of athletes; and
- Ability to advertise the partnership with Canadian Sport Centre Pacific/PacificSport in membership newsletters and advertising campaigns;

Education and Training Opportunities:

- Access for staff and volunteers to clinics, seminars and courses and resource information offered by Canadian Sport Centre Pacific/PacificSport Fraser Valley.
- Courses include :
    - National Coaching Certification Program courses including but limited to Fundamental Movement Skills, Psychology of Performance, Managing a Sport Program and Coaching and Leading Effectively.
    - Resources and sport information such as Concussion Awareness Training.

In addition it is anticipated that family, friends and other athletes that would likely accompany the PacificSport Fraser Valley athlete in using the facilities through paid admission.

FINANCIAL PLAN IMPLICATION

There are no financial implications to the City budget.

Rajat Sharma

Rajat Sharma
General Manager, Finance and Corporate Services
Signed 2/2/2018 12:01 PM

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

The GymWorks™ Program aligns with and supports the goal of Abbotsford being recognized as the hub of the Fraser Valley and aligns with many of the City's 2015-2018 Strategic Goals under a Vibrant Economy, Complete Community and Organizational Alignment.

SUBSTANTIATION OF RECOMMENDATION

This report recommends the approval of the Gym Works™ Facility Agreement with PacificSport Fraser Valley.

Heidi Enns

Heidi Enns
General Manager, Parks, Recreation and Culture
Signed 2/2/2018 12:08 PM

ATTACHMENTS:

Attachment A GymWorks Facility Agreement from July 2007
Attachment B Gymworks Facility Agreement Revised

Attachment "A"

Attachment: Attachment A GymWorks Facility Agreement from July 2007 (PRC 007-2018 : GymWorks™ Facility Agreement with PacificSport

GYMWORKS™ FACILITY AGREEMENT

This agreement is made between:

PacificSport

And

Abbotsford Recreation Centre

Attachment: Attachment A GymWorks Facility Agreement from July 2007 (PRC 007-2018 : GymWorks™ Facility Agreement with PacificSport

Scope:

This agreement outlines the terms of this partnership, a partnership intended to provide facility access to the athletes registered with PacificSport.

This Memorandum of Understanding (MOU) does not include any rights associated to the trademarks and/or properties of the 2010 Olympic and Paralympic Winter Games. Both parties will respect the Olympic Brand. Any reference to the Olympics, Paralympics or Olympic Athletes is strictly prohibited.

Participating Centre: **Abbotsford Recreation Centre**

Term:

This agreement will commence on the date this agreement is signed and will be reviewed and reconfirmed annually if deemed necessary by either party.

Benefits available to Abbotsford Recreation Centre:

PacificSport will provide the **Abbotsford Recreation Centre** with the following opportunities to promote their facilities in association with PacificSport. These opportunities do not include the right to advertise the use of your facility by a specific PacificSport registered athlete without the prior consent of that athlete.

- **Internal Recognition:** A GymWorks plaque in each centre, which acknowledges and honours the participating facilities' community leadership and support for sport in general and PacificSport Fraser Valley – based athletes in particular;
- **External Recognition:** A series of public exposures – website, newsletters, media releases, advertising and internet communications – to acknowledge participating facilities in the Fraser Valley;
- **Promotional Rights:** The ability by participating facilities to use their commitment to GymWorks and PacificSport in membership newsletters and advertising campaigns;
- **Professional Development:** Participating facilities and their staff (and volunteers) can take advantage of clinics, seminars and courses offered throughout the year by PacificSport.
- **Sport Information:** Participating GymWorks facilities will have access to resource information through PacificSport.

PacificSport will:

- Provide each eligible athlete an identification "PacificSport" card. This card will contain a photograph of the athlete, the athlete's name, their sport and the card's expiry date. The athlete by accepting this card will comply with the terms of their signed PacificSport agreement, including the rules and regulations of your facility. If an athlete violates their signed agreement their privileges will be revoked.
- Provide GymWorks literature to each athlete that is registered with PacificSport. The information will contain the name and address of each GymWorks partner and any access restrictions specific to each facility.
- This literature will stipulate any limitations that apply to each facility. Please list any limitations that apply to your facility (such as "extra fee for court time").
- Encourage athletes to participate in joint promotional opportunities with GymWorks partners if mutually agreed upon situations arise.
- PacificSport agrees to embrace and promote Doping-Free Sport.
- Perform an ongoing evaluation of the program throughout the year.

The Abbotsford Recreation Centre will:

- Provide complimentary access to BC's Top ranked athletes identified as PacificSport Gold, Silver & Bronze Carded athletes.
- Participate in the GymWorks program from the date this agreement is signed until such time either party wishes to terminate the agreement.
- Agree to embrace and promote Doping-Free Sport.

Termination:

In the event that either party in this agreement is not satisfied with some aspect of the GymWorks Program, the unsatisfied party shall immediately notify the other party in writing with their concern.

Should the concern not be rectified, the complainant may terminate the agreement.

Attachment: Attachment A GymWorks Facility Agreement from July 2007 (PRC 007-2018 : GymWorks™ Facility Agreement with PacificSport

Acknowledged and agreed to by:

Abbotsford Recreation Centre	PacificSport
Name: (print) B Ayers	Name: (print) Amanda Rushton
(Signature)	(Signature)
Date July 9/07. (yyyy/mm/dd)	Date 2007/07/10 (yyyy/mm/dd)

Attachment: Attachment A GymWorks Facility Agreement from July 2007 (PRC 007-2018 : GymWorks™ Facility Agreement with PacificSport

Attachment "B"

PACIFICSPORT
FRASER VALLEY

GYMWORKS™ FACILITY AGREEMENT

This agreement is made between:

PacificSport Fraser Valley

And

City of Abbotsford – Parks, Recreation and Culture

Attachment: Attachment B Gymworks Facility Agreement Revised (PRC 007-2018 : GymWorks™ Facility Agreement with PacificSport Fraser

PACIFICSPORT
FRASER VALLEY

Scope:

This agreement outlines the terms of this partnership, a partnership intended to provide facility access to the athletes and coaches registered with PacificSport and Canadian Sport Centers.

This Memorandum of Understanding (MOU) does not include any rights associated to the trademarks and/or properties of the Olympic and Paralympic Games. Both parties will respect the Olympic Brand. Any reference to the Olympics, Paralympics or Olympic Athletes is strictly prohibited.

Participating Organization: City of Abbotsford – Parks, Recreation and Culture

Facilities: Abbotsford Recreation Centre
2499 McMillan Rd, Abbotsford, BC V2S 7S5

Matsqui recreation Centre
3106 Clearbrook Rd, Abbotsford, BC V2T 4N6

Term:

This agreement will commence on the date this agreement is signed and will be reviewed and reconfirmed annually if deemed necessary by either party.

Benefits available to Abbotsford – Parks, Recreation and Culture Service:

Canadian Sport Centre Pacific/PacificSport will provide City of Abbotsford – Parks, Recreation and Culture with the following opportunities to promote their facilities in association with Canadian Sport Centre Pacific/PacificSport. These opportunities do not include the right to advertise the use of your facility by a specific Canadian Sport Centre Pacific/PacificSport registered athlete without the prior consent of that athlete.

- **Internal Recognition:** Canadian Sport Centre Pacific/PacificSport will provide each GymWorks partner with a symbol of their partnership to display within their facility.
- **External Recognition:** Canadian Sport Centre Pacific/PacificSport will list each GymWorks partner on their website, showing their support of athletes.

- **Promotional Rights:** Participating GymWorks partners are able to advertise their partnership with Canadian Sport Centre Pacific/PacificSport in membership newsletters and advertising campaigns;
- **Professional Development:** Participating GymWorks partners and their staff (and volunteers) can take advantage of clinics, seminars and courses offered throughout the year by Canadian Sport Centre Pacific/PacificSport.
- **Sport Information:** Participating GymWorks partners will have access to resource information through Canadian Sport Centre Pacific/PacificSport.
- **Opportunity to Promote to New Clientele –** Family, friends and other athletes (not registered with Canadian Sport Centre Pacific/PacificSport) are likely to accompany the Canadian Sport Centre Pacific/PacificSport athlete in using the facilities.

Attachment: Attachment B Gymworks Facility Agreement Revised (PRC 007-2018 : GymWorks™ Facility Agreement with PacificSport Fraser

PACIFICSPORT
FRASER VALLEY

Canadian Sport Centre Pacific/PacificSport will:

- Provide each eligible athlete an identification "Canadian Sport Centre Pacific/PacificSport" card. This card will contain a photograph of the athlete/coach, the athlete's/coach's name, his or her sport and the card's expiry date. The athlete/coach will comply with the terms of their signed Canadian Sport Centre Pacific/PacificSport agreement, including the rules and regulations of your facility by accepting their Canadian Sport Centre Pacific/PacificSport card. If an athlete or coaches violates their signed agreement their privileges will be revoked.
- Provide GymWorks literature to each athlete/coach that is registered with Canadian Sport Centre Pacific/PacificSport. The information will contain the name and address of each GymWorks partner and any access restrictions specific to each facility.
- This literature will stipulate any limitations that apply to each facility. Please list any limitations that apply to your facility (such as "extra fee for court time").
- Encourage athletes/coaches to participate in joint promotional opportunities with GymWorks partners if mutually agreed upon situations arise.
- Contact the GymWorks partner to make special arrangements should a large group of athletes visit the area and require services (eg. Training camps).
- Embrace and promote Doping-Free Sport among all athletes/coaches.
- Perform an ongoing evaluation of the program throughout the year.

The City of Abbotsford – Parks, Recreation and Culture will:

- Provide complimentary access to BC's top ranked athletes/coaches identified as Podium, Canadian Elite, BC Elite and BC Development athletes and coaches.
- Participate in the GymWorks program from the date this agreement is signed until such time either party wishes to terminate the agreement.
- Agree to embrace and promote Doping-Free Sport.

Termination:

In the event that either party in this agreement is not satisfied with some aspect of the GymWorks Program, the unsatisfied party shall immediately notify the other party in writing with their concern.

Should the concern not be rectified, the complainant may terminate the agreement.

Attachment: Attachment B Gymworks Facility Agreement Revised (PRC 007-2018 : GymWorks™ Facility Agreement with PacificSport Fraser

PACIFICSPORT
FRASER VALLEY

Acknowledged and agreed to by:

City of Abbotsford
Parks, Recreation and Culture

Name: (print)

_____
(Signature)

_____
Date (yyyy/mm/dd)

PacificSport Fraser Valley

Name: (print)

_____
(Signature)

_____
Date (yyyy/mm/dd)

Attachment: Attachment B Gymworks Facility Agreement Revised (PRC 007-2018 : GymWorks™ Facility Agreement with PacificSport Fraser

COUNCIL REPORT

Executive Committee

Report No. PDS 020-2018

Date: February 13, 2018
File No: 6430-20

To: Mayor and Council
From: Ryan Beaudry, Planner
Subject: Urban Infill Study - Stage 1 Summary

RECOMMENDATION

1. THAT Council receive the Urban Infill Study Stage 1 findings for information; and

2. THAT Council direct staff to proceed with the preparation of Stage 2 concepts and options, including community engagement.

REPORT CONCURRENCE	
General Manager	**City Manager**
The General Manager concurs with the recommendation of this report.	The City Manager concurs with the recommendation of this report.

PURPOSE

Stage 1 of the Urban Infill Study is complete and staff are seeking direction from Council to proceed to Stage 2. This report describes the Urban Infill Study process and summarizes Stage 1 results.

SUMMARY OF THE ISSUE

Staff have completed Stage 1 of a three-stage Urban Infill Study. The purpose of the study is to clarify the City's objectives and intent for the Urban 3-Infill land use designation in the Official Community Plan (OCP), which applies to approximately 5,600 lots in existing neighbourhoods surrounding Abbotsford's urban core. The OCP provides general direction for redevelopment within this land use, however more detailed zoning regulations and guidelines are needed to provide clarity.

Stage 1 of the Urban Infill Study was completed between November 2017 and January 2018 and consisted of data collection and analysis of existing conditions. Key findings from Stage 1 are included in this report and Stages 2 and 3 will follow this report at Council's direction.

The Urban Infill Study is scheduled to be complete by July 2018. If Council directs staff to

proceed to Stage 2, immediate tasks will include preparation of concepts and options, testing of options, and community engagement.

BACKGROUND

The Urban Infill Study is based on earlier work completed as part of the 2016 Official Community Plan. It stems from the OCP urban structure map, Urban 3–Infill land use designation and associated policies (see Attachment A).

OCP Urban Structure

The OCP establishes a framework for growth management, called an 'urban structure', which is based on a hierarchy of mixed-use centres connected by transit and surrounded by urban and infill areas. Infill areas are defined in the OCP as:

> *existing neighbourhoods, which will retain their character while increasing residential density through gentle infill of primarily ground oriented single detached and duplex buildings, as well as accessory units such as secondary suites and detached units.*

OCP Urban 3 – Infill Land Use Designation

The OCP contains a land use called Urban 3-Infill, which is intended to enable infill development in existing neighbourhoods in the form of single detached dwellings, ground-oriented duplexes and accessory units.

OCP Housing Policies

OCP Policy 2.1 promotes housing diversity and choice and supports infill opportunities within the Urban 3-Infill land use designation through single lot redevelopment, subject to criteria in the infill guidelines. The infill guidelines provide direction for land use regulation and rezoning applications, including minimum lot size, maximum density and number of accessory units.

OCP Policy 2.2 promotes housing affordability and supports mixed housing options, including small single detached dwellings:

> *Support mixed affordable housing options such as small homes and accessory units including secondary suites and detached units where appropriate, which can serve as mortgage helpers for owners while providing affordable options for renters or extended family members.*

Council Request for Interim Approach

On January 8, 2018, in response to infill developments proposed in advance of completion of the Urban Infill Study, Council passed a resolution to defer rezoning applications until staff bring forward interim options on February 19, 2018. A separate staff report, PDS 021-2018, summarizes this issue and provides interim options and recommendations for Council's consideration.

DISCUSSION

Urban Infill Study

Building on the OCP, Stage 1 of the Urban Infill Study analyzed approximately 5,600 lots in the Urban 3-Infill land use designation. This work was intended to ensure that options prepared in Stage 2, and zoning regulations and guidelines prepared in Stage 3, are context-specific, responding to existing conditions and issues in existing neighbourhoods. This work is timely as property owners have recently demonstrated significant interest in infill development, including rebuilds, subdivision of large lots into smaller lots, and the addition of accessory units.

The Urban Infill Study commenced November 2017 and is scheduled for completion by July 2018. The planning process consists of three stages of work, detailed below:



Stage 1 (Background): November 2017 to February 2018

Stage 1 included data collection, analysis of existing conditions within the study area (approximately 5,600 lots), and compilation of a summary package (see Attachments B-E).

Stage 2 (Options): February to April 2018

With Council's direction, Stage 2 will begin in late-February and include preparing and testing options, and community engagement. Preferred options will be presented to Council at the conclusion of Stage 2.

Stage 3 (Regulations): April to July 2018

Stage 3 is scheduled to begin in April and include preparing infill zoning regulations and guidelines. Regulations could address issues such as lot size and width, house size and height, parking, density, setbacks and other aspects of infill development.

Stage 1 Summary

Data Collection

Stage 1 began with background research for the study area, focusing on approximately 5,600 lots within the Urban 3-Infill land use designation. The location of the study area is shown in Attachment B and the data included:

- Lot widths and areas
- House size and age
- Assessed values (land, buildings and ratio of land value to building value)
- Accessory dwellings
- Location of infrastructure servicing (water, sewer, drainage)
- Street character
- Zoning

Analysis

Using the data listed above, staff conducted an analysis of the study area. The 5,600 lots were first reviewed in aggregate and later separated into groups for further analysis. Staff identified four broad categories based on general characteristics. Maps and representative photos showing the extent and character of the four areas are included in Attachment C. The four categories represent a snapshot of neighbourhood character in late-2017 and include:

1. areas that were built in the 1970s-80s and are relatively stable, with minimal infill occurring (43% of study area)
2. areas that were built in the 1950s-60s and are in transition, with a mix of rebuilds and renovations occurring (35% of study area)
3. areas that were built in the 1960s-70s and are redeveloping, predominantly through rebuilds (18% of study area)
4. areas that contain existing narrow lots (approximately 12m wide) and houses built in the 1970s-80s (4% of study area)

Key Findings

Overall, the neighbourhoods in the study area are changing. None of the existing neighbourhoods designated Urban 3-Infill in the OCP are completely static and all of the neighbourhoods are experiencing some redevelopment. However, the degree of change varies across the study area and can be attributed to a combination of factors, described below and summarized in Attachments D and E.

1. Large lots

The study area consists predominantly of large lots, many of which have potential for construction of large new houses using existing zoning, or subdivision to multiple smaller lots if rezoned. A conventional new single detached lot in Abbotsford is approximately 500 m^2 (5,400 ft^2) or smaller, while 98% of study area lots are larger than this size. For example, 35% of study area lots are 800-950 m^2 (8,600-10,200 ft^2) or larger.

The incidence of the largest lots (greater than 800 m^2) varies across the study area with some neighbourhoods, such as those immediately east of Historic Downtown, having a much higher proportion of large lots than others.

2. Wide lots

The study area contains a significant proportion of wide lots that have potential for subdivision to multiple smaller lots if rezoned. A conventional new single detached lot in Abbotsford is approximately 12-13 metres (39-43 feet) wide, while over 50% of study area lots have widths of 20-22 metres (66-72 feet) or more. About 25% of study area lots have widths greater than 24 metres.

3. *Smaller homes*

   Compared to the average size of new houses built in the study area in the last decade (4,000 ft^2), the study area contains relatively small houses. Over 75% of existing houses in the study area are 3,000 ft^2 or smaller, and 25% of existing houses are smaller than 2,000 ft^2. For comparison, the average of the ten largest houses built in the last decade in the study area is 6,500 ft^2.

4. *Older homes*

   Over 75% of houses in the study area are more than 40 years old, and about 33% of houses are more than 50 years old. Housing vintage varies across the study area, with a greater concentration of older homes in neighbourhoods such as Alexander, where approximately 75% of houses are more than 50 years old.

5. *Land value*

   Land value that is high relative to building value can be an indicator of infill potential. In 2017, the average property in the study area was assessed at approximately $570,000, consisting of 78% land value ($443,000) and 22% building value ($128,000). These numbers represent a land to building ratio of approximately 3.5x, compared to a ratio of 1.0 that is typical for new homes on conventional-sized lots. Some neighbourhoods within the study area have relatively high ratios, such as Alexander, where over 50% of properties have ratios of 6.0 and higher. In comparison, the neighbourhoods west and north of Clearbrook have almost no properties with ratios higher than 6.0, suggesting greater stability.

Summary

Given the large and wide lots, relatively small and older houses, and high land values within the study area, there is potential for these neighbourhoods to continue to see change. Although change is happening across the infill area, the findings show that neighbourhoods exhibit unique local conditions, which influence the rate and type of change. Additional work in Stages 2 and 3 of the Urban Infill Study will inform zoning regulations and guidelines that the City could use to influence and guide this change.

Next Steps

If Council directs staff to proceed to Stage 2, immediate tasks will include preparing and testing options, and community engagement. The refinement of preferred options into zoning regulations and guidelines would follow in Stage 3. Regulations could address issues such as lot size and width, house size and height, parking, density, setbacks and other aspects of infill development. The Urban Infill Study is scheduled to be complete by July 2018.

FINANCIAL PLAN IMPLICATION

Staff do not anticipate financial plan implications as the work will be completed with existing staff resources.

Rajat Sharma

Rajat Sharma
General Manager, Finance and Corporate Services
Signed 2/8/2018 6:35 PM

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

The Urban Infill Study is based on earlier work completed as part of the 2016 Official Community Plan. It stems from the OCP urban structure map, Urban 3–Infill land use designation and associated policies (see Attachment A).

Council's 2015-2018 Strategic Plan identifies four cornerstones: vibrant economy, complete community, fiscal discipline and organizational alignment. The Urban Infill Study is consistent with the complete community cornerstone, as it supports housing diversity, choice and affordability within the Urban 3-Infill land use designation.

SUBSTANTIATION OF RECOMMENDATION

The Urban Infill Study is intended to clarify the City's objectives and intent for the Urban 3-Infill land use designation in the 2016 Official Community Plan. This work will advance and implement the current OCP direction and guidelines for infill development.

Ryan Beaudry

Ryan Beaudry
Planner
Signed 2/8/2018 10:37 AM

Mark Neill

Mark Neill
Director, Community Planning
Signed 2/8/2018 2:54 PM

Siri Bertelsen

Siri Bertelsen
General Manager, Planning and Development Services
Signed 2/9/2018 10:09 AM

ATTACHMENTS:

Attachment A - OCP Context
Attachment B - Study Area
Attachment C - Neighbourhood Overview (2)
Attachment D - Key Findings
Attachment E - Stage 1 Summary

OCP CONTEXT

- Urban structure
- Urban 3-Infill land use designation
- Infill guidelines
- Housing policies 2.1 and 2.2
- Land use map

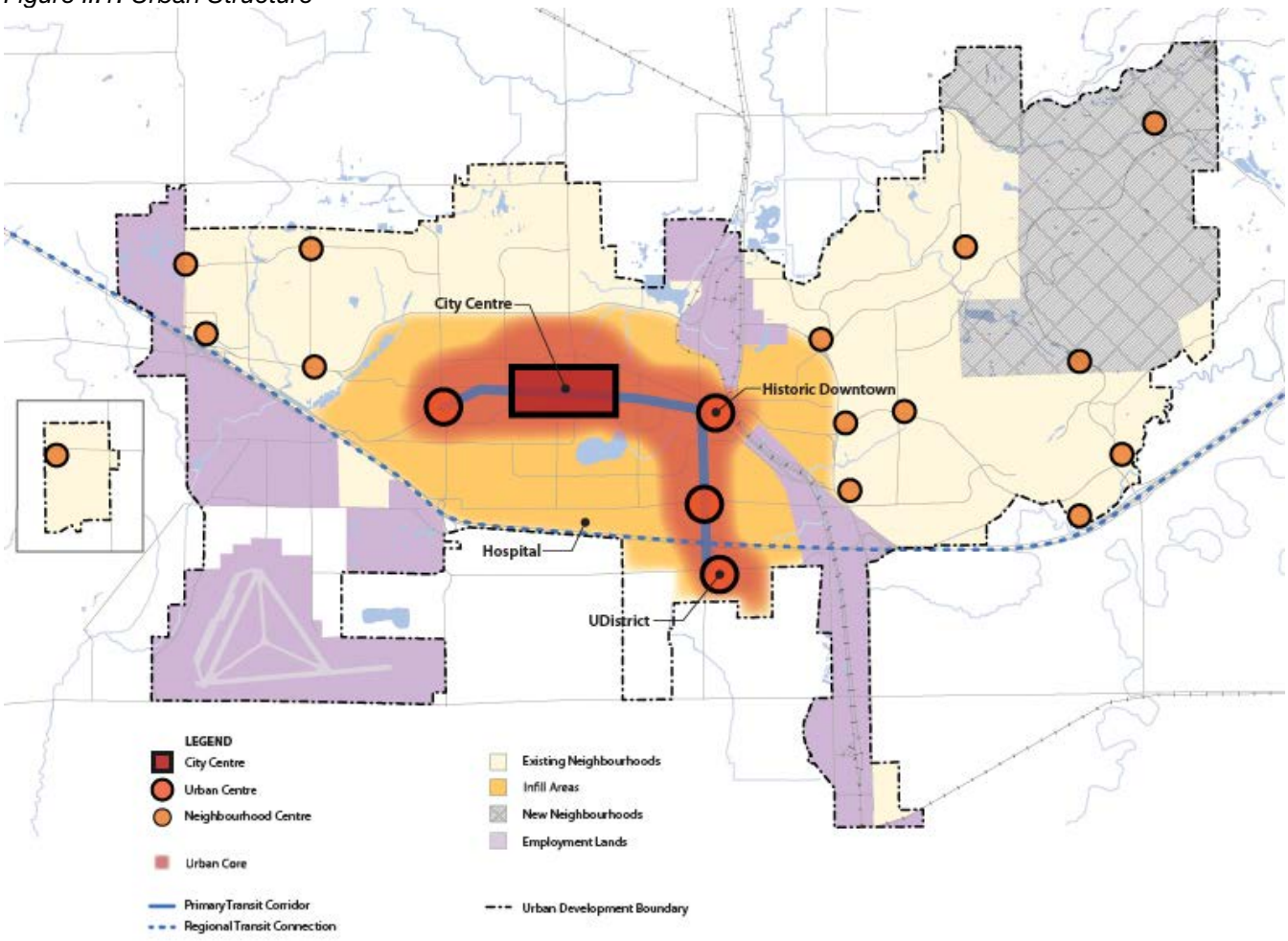
Attachment: Attachment A - OCP Context (PDS 020-2018 : Urban Infill Study)

Urban Structure

Land use and growth management are among the most powerful policy tools at the disposal of local governments to direct growth and shape development. As such, land use and growth management policies are integral to achieving a community's vision and goals. The policies in this section are designed to help bring the Big Ideas to life.

The overall structure for the urban area is defined by a hierarchy of mixed use centres, anchored by ground oriented multifamily; low, mid, and high rise housing; and connected by the primary transit corridor that intensifies over time, as shown in *Figure II.1.*

Figure II.1: Urban Structure

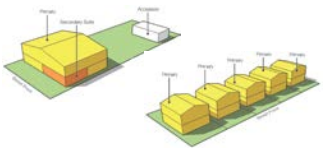


Infill Areas

These are existing neighbourhoods, which will retain their character while increasing residential density through gentle infill of primarily ground oriented single detached and duplex buildings, as well as accessory units such as secondary suites and detached units.

Attachment: Attachment A - OCP Context (PDS 020-2018 : Urban Infill Study)

RESIDENTIAL NEIGHBOURHOODS

Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
Urban 3 – Infill 	• Enable infill residential with density increases near City and Urban Centres and the Primary Transit Corridor in *Figure II.1*	Single detached dwellings, with some ground oriented duplexes Large sites (1 ha or greater) may incorporate ground oriented buildings up to 3 storeys	Residential with accessory units Home occupation, live/work	refer to “infill guidelines” following this table

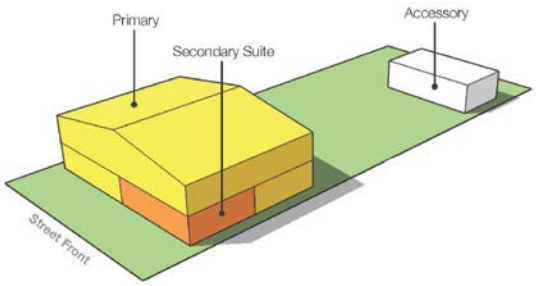
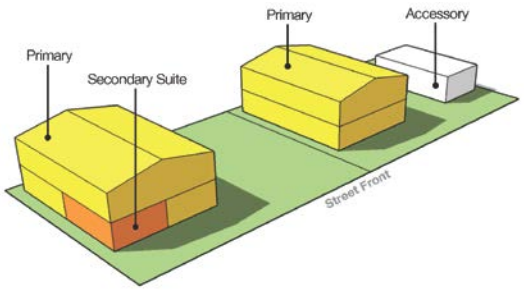
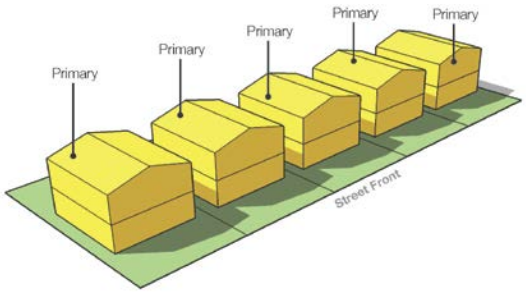
Attachment: Attachment A - OCP Context (PDS 020-2018 : Urban Infill Study)

Infill Guidelines

Within the 'Urban 3 – Infill' land use designation, infill redevelopment is supported based on the following minimum lot areas. The same criteria provided above for accessory units also apply in the 'Urban 3 – Infill' desigation.

Table II.2: Urban 3 – Infill density

SINGLE DETACHED

Illustration	Minimum lot area	Accessory unit	FSR guide
	600m^2	**2 additional units:** secondary suite (1 or 2) **AND** detached suite (1 only, 55m^2 maximum)	0.45 (not including the detached unit)
	400m^2 (300m^2 with 9m minimum frontage when lane access)	**1 additional unit:** secondary suite **OR** detached unit (55m^2 maximum)	0.55 (not including the detached unit)
	200m^2	no	0.65

Attachment: Attachment A - OCP Context (PDS 020-2018 : Urban Infill Study)

DUPLEX

Type	Minimum lot area	Accessory unit	FSR guide
2 attached units on 1 lot	800m²	**1 additional unit per attached unit:** secondary suite	0.45
2 attached units on 1 lot	400m²	no	0.55
2 attached units on 2 lots	200m²	no	0.65

Attachment: Attachment A - OCP Context (PDS 020-2018 : Urban Infill Study)

Policies

The policies in this Chapter apply across the city and Neighbourhood Plans for particular areas of the city will consider them in more detail. In addition, some neighbourhoods already have specific character and policies for those areas are included below. Additional policies relating to the City Centre are in Chapter 1.

HOUSING

2.1 Housing Diversity

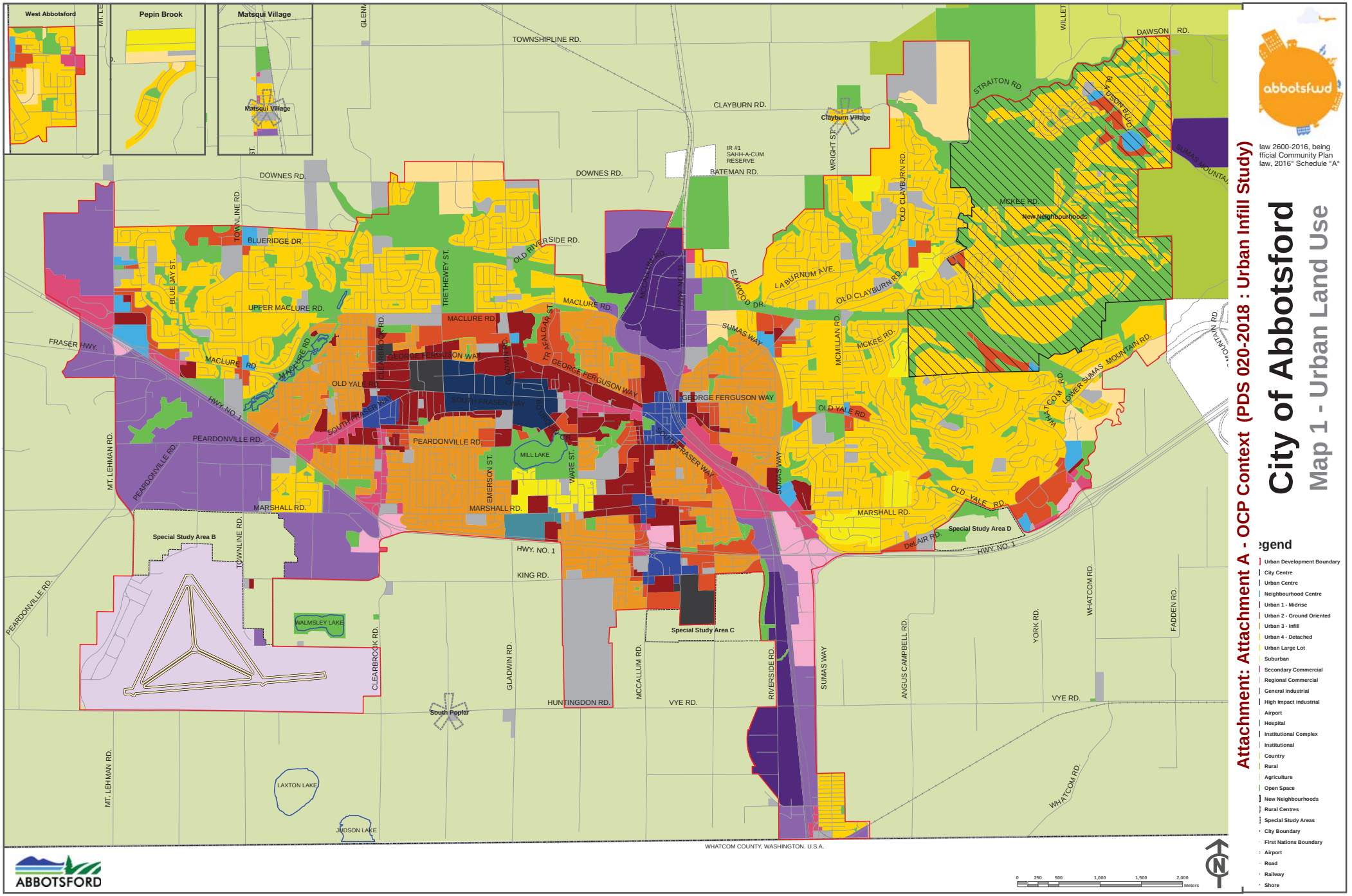
Support diverse housing types for a variety of household sizes, incomes, tenures, and preferences, ranging from single detached homes and townhomes, to low, mid, and high rise residences, and distribute them across the city. Specific policies in this Plan include:

- Secondary suites in all singe detached dwellings, subject to the criteria listed in Part II of this Plan.
- Infill opportunities through single lot redevelopment, subject to the criteria listed in Part II of this Plan.

2.2 Housing Affordability

Support mixed affordable housing options such as small homes and accessory units including secondary suites and detached units where appropriate, which can serve as mortgage helpers for owners while providing affordable options for renters or extended family members.

Attachment: Attachment A - OCP Context (PDS 020-2018 : Urban Infill Study)



abbotsfwd

law 2600-2016, being
fficial Community Plan
law, 2016" Schedule "A"

City of Abbotsford

Map 1 - Urban Land Use

Attachment: Attachment A - OCP Context (PDS 020-2018 : Urban Infill Study)

egend

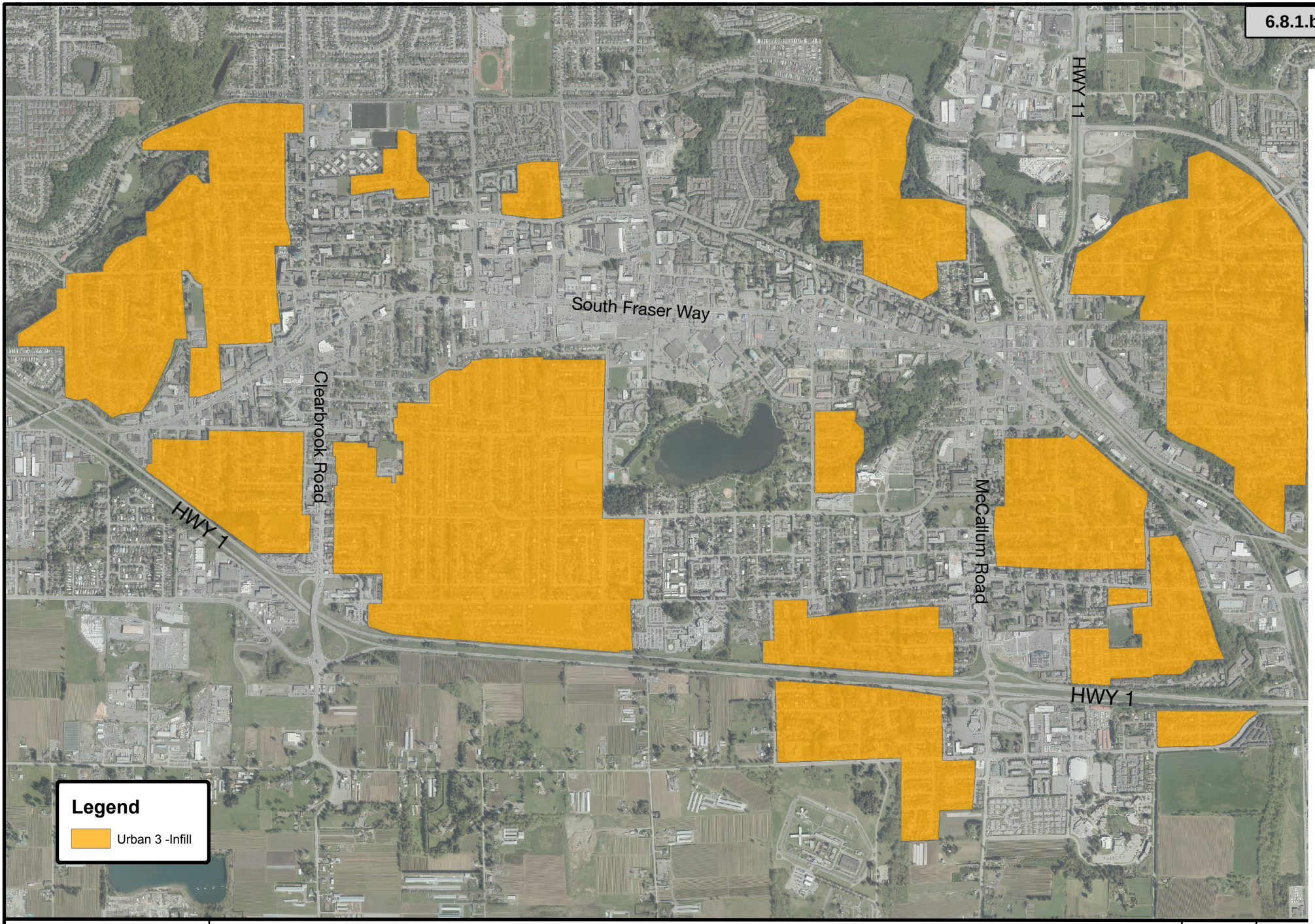
- Urban Development Boundary
- City Centre
- Urban Centre
- Neighbourhood Centre
- Urban 1 - Midrise
- Urban 2 - Ground Oriented
- Urban 3 - Infill
- Urban 4 - Detached
- Urban Large Lot
- Suburban
- Secondary Commercial
- Regional Commercial
- General industrial
- High Impact industrial
- Airport
- Hospital
- Institutional Complex
- Institutional
- Country
- Rural
- Agriculture
- Open Space
- New Neighbourhoods
- Rural Centres
- Special Study Areas
- City Boundary
- First Nations Boundary
- Airport
- Road
- Railway
- Shore

ABBOTSFORD

STUDY AREA

- Urban-3 Infill land use designation (approximately 5,600 lots)

Attachment: Attachment B - Study Area (PDS 020-2018 : Urban Infill Study)



ABBOTSFORD
Planning and Development Services

Study Area

N

1:24,0

Date

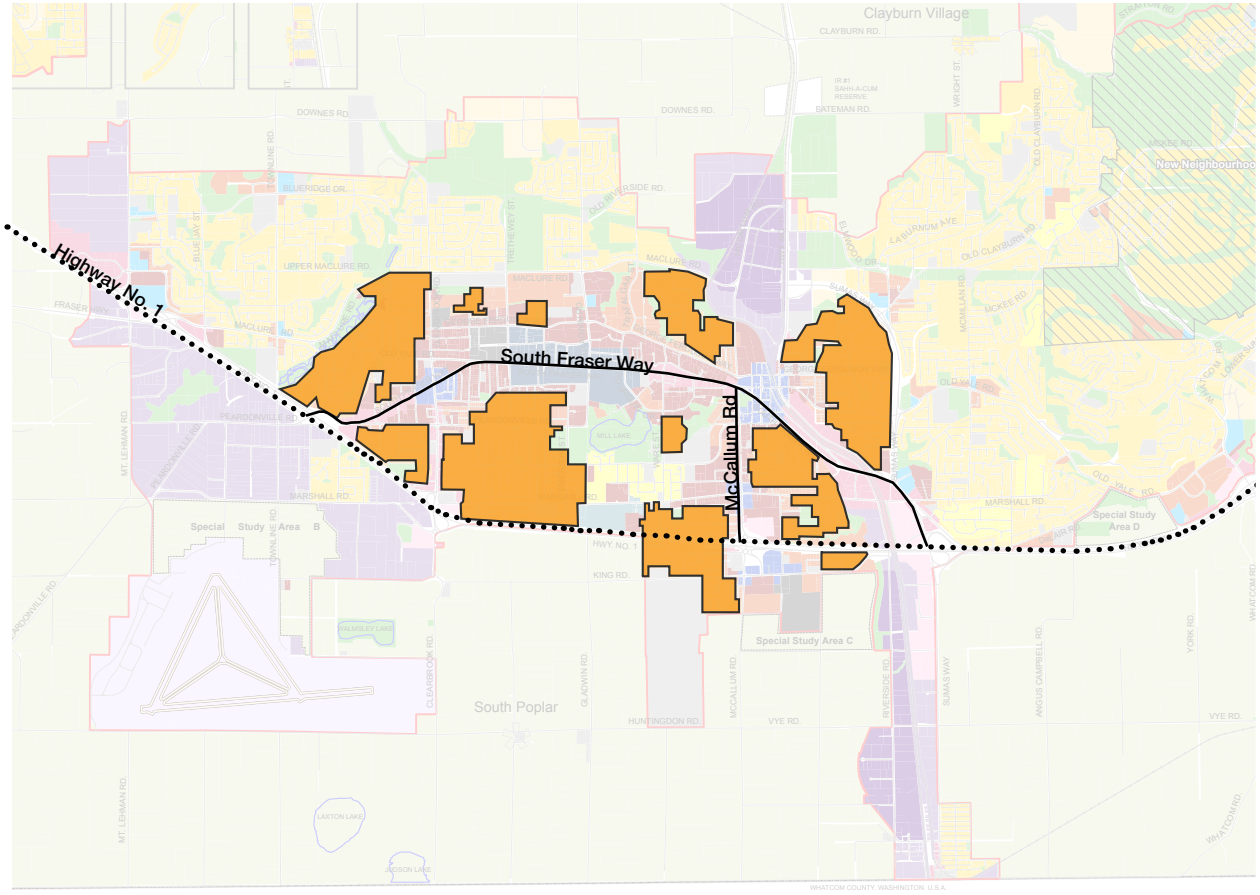
NEIGHBOURHOOD CHARACTER OVERVIEW

Attachment: Attachment C - Neighbourhood Overview (2) (PDS 020-2018 : Urban Infill Study)

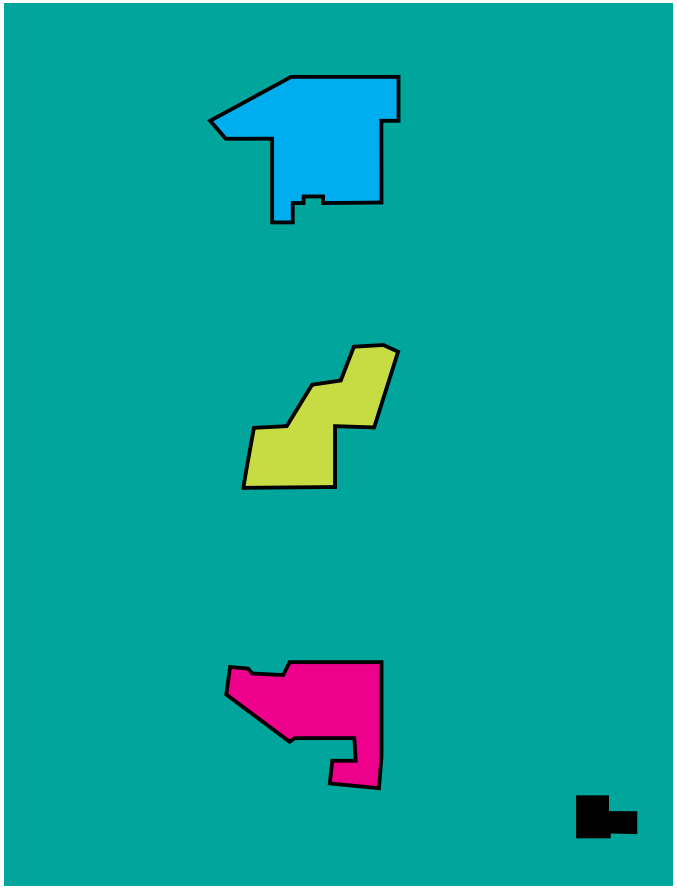
Neighbourhood Character Overview

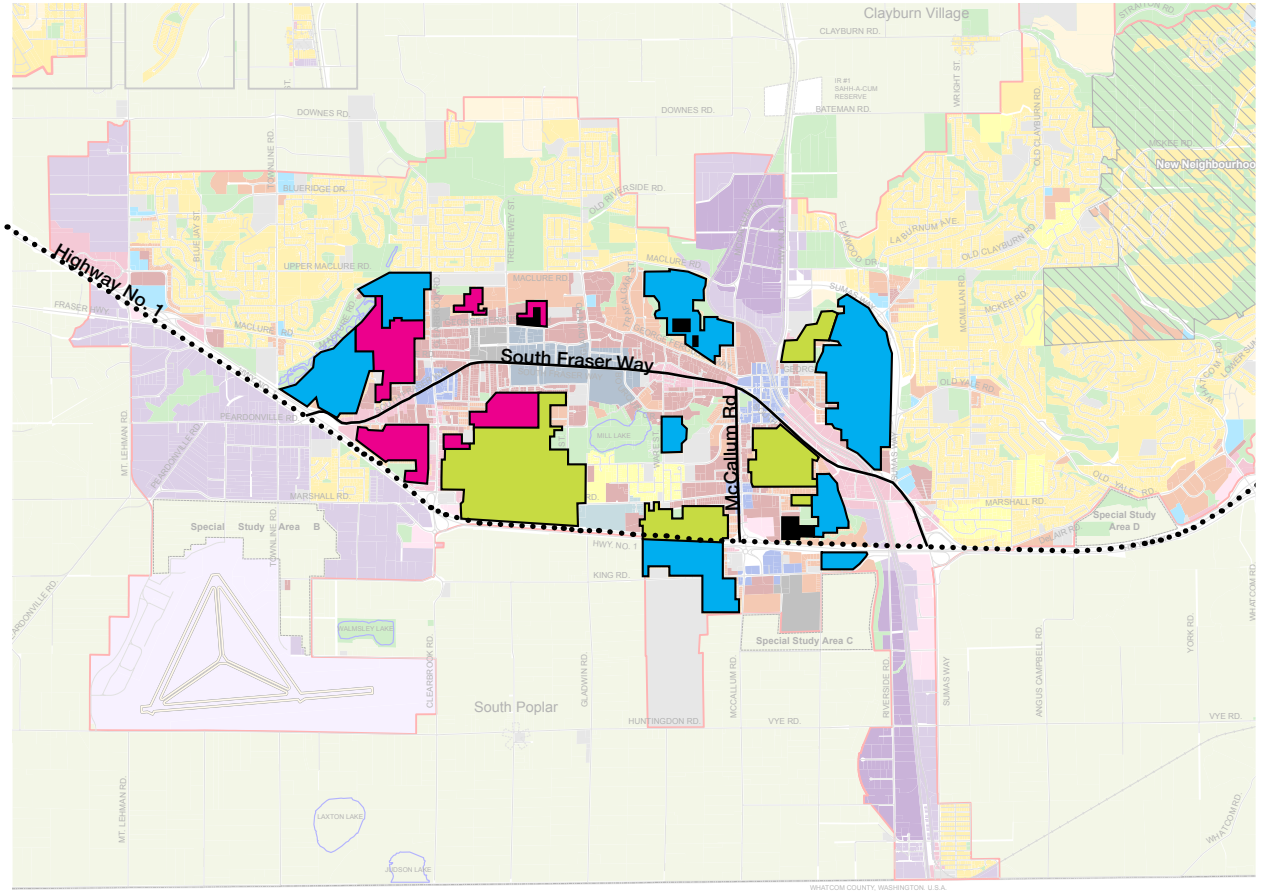
~5,600 lots reviewed based on:

- Lot size & width
- House size & age
- Street character
- Assessed value
- Infrastructure servicing
- Other attributes

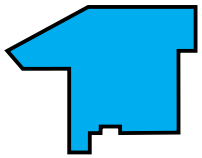


Neighbourhood Character Overview





Neighbourhood Character Overview



- Relatively stable
- Minimal infill occurring
- 1970s - 1980s

~2,375 lots (43% of study area



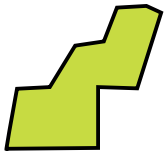
Sunnyside View

Northview Place

Old Clayburn Road

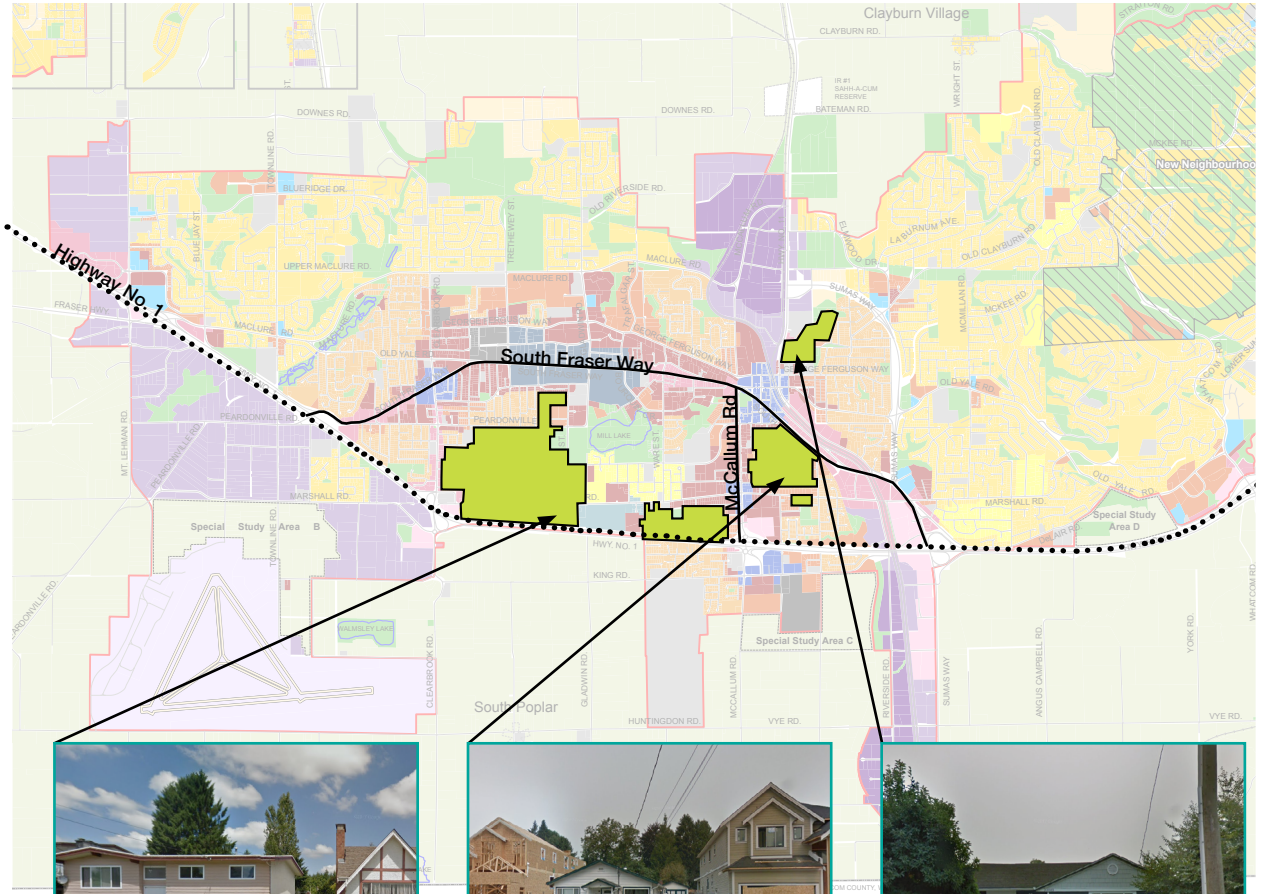
Attachment: Attachment C - Neighbourhood Overview (2) (PDS 020-2018 : Urban Infill Study)

Neighbourhood Character Overview



- Transitioning
- Mix of rebuilds and renovations
- 1950s - 1960s

~1,950 lots (35% of study area



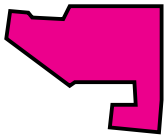
Pandora Avenue

Mayfair Avenue

Elm Street

Attachment: Attachment C - Neighbourhood Overview (2) (PDS 020-2018 : Urban Infill Study)

Neighbourhood Character Overview



- Redeveloping
- Predominantly rebuilds
- 1960s - 1970s

~1,025 lots (18% of study area



Victoria Street

Grant Street

Lilac Crescent

Attachment: Attachment C - Neighbourhood Overview (2) (PDS 020-2018 : Urban Infill Study)

Neighbourhood Character Overview

~225 lots (4% of study area

- Existing narrow lots (~12m)
- 1 and 2 storey homes
- 1970s - 1980s



Oriole Crescent

Century Crescent

Shore Crescent

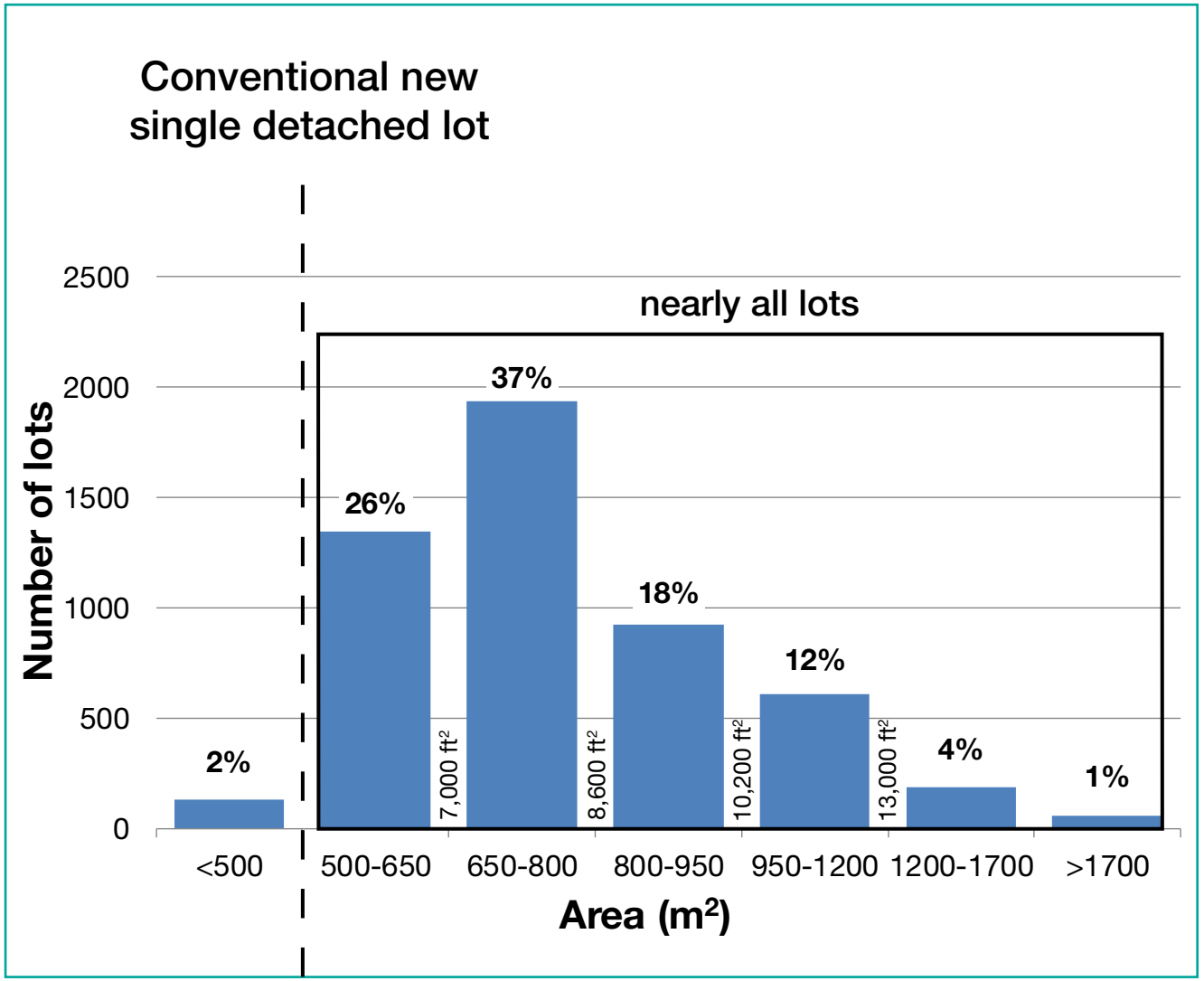
Attachment: Attachment C - Neighbourhood Overview (2) (PDS 020-2018 : Urban Infill Study)

NEIGHBOURHOOD CHARACTER KEY FINDINGS

Attachment: Attachment D - Key Findings (PDS 020-2018 : Urban Infill Study)

Neighbourhood Character Key Findings

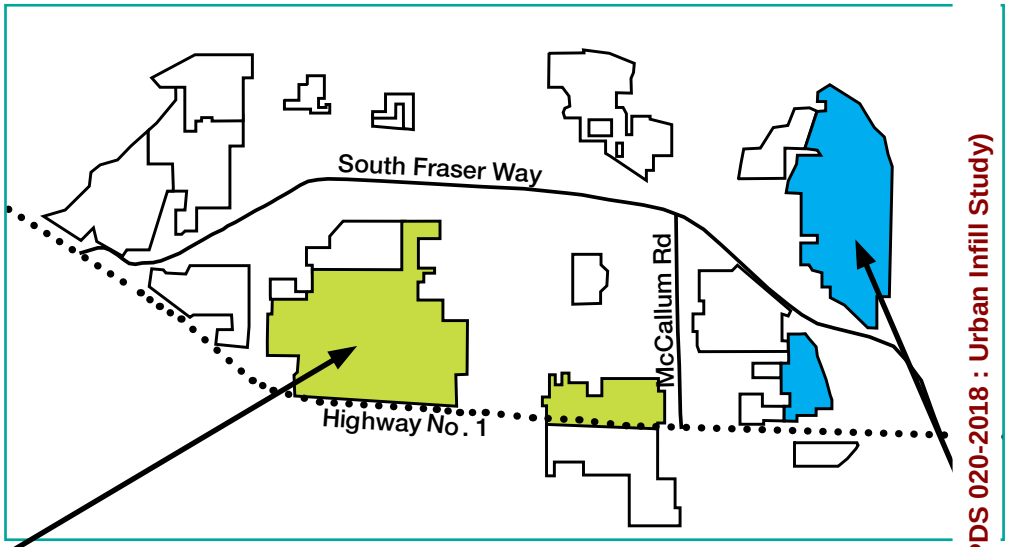
Large lots

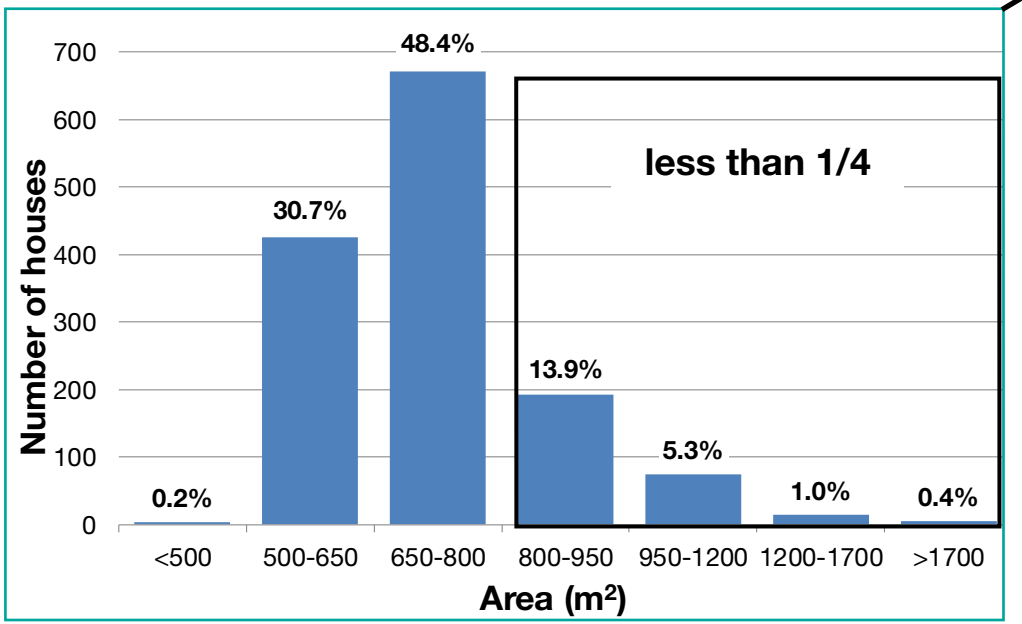


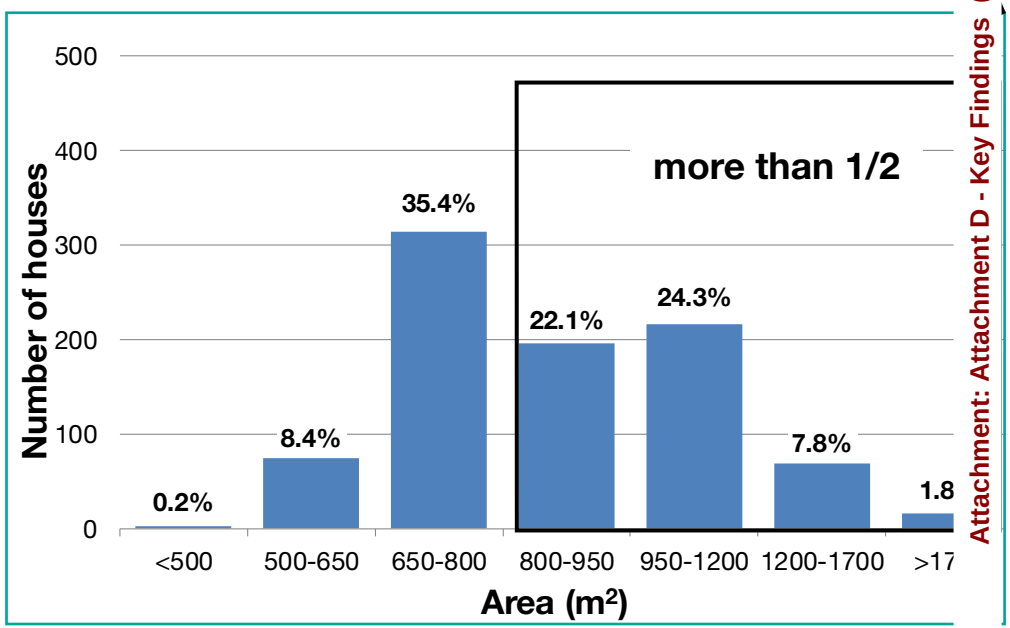
Attachment: Attachment D - Key Findings (PDS 020-2018 : Urban Infill Study)

Neighbourhood Comparison

Lot size







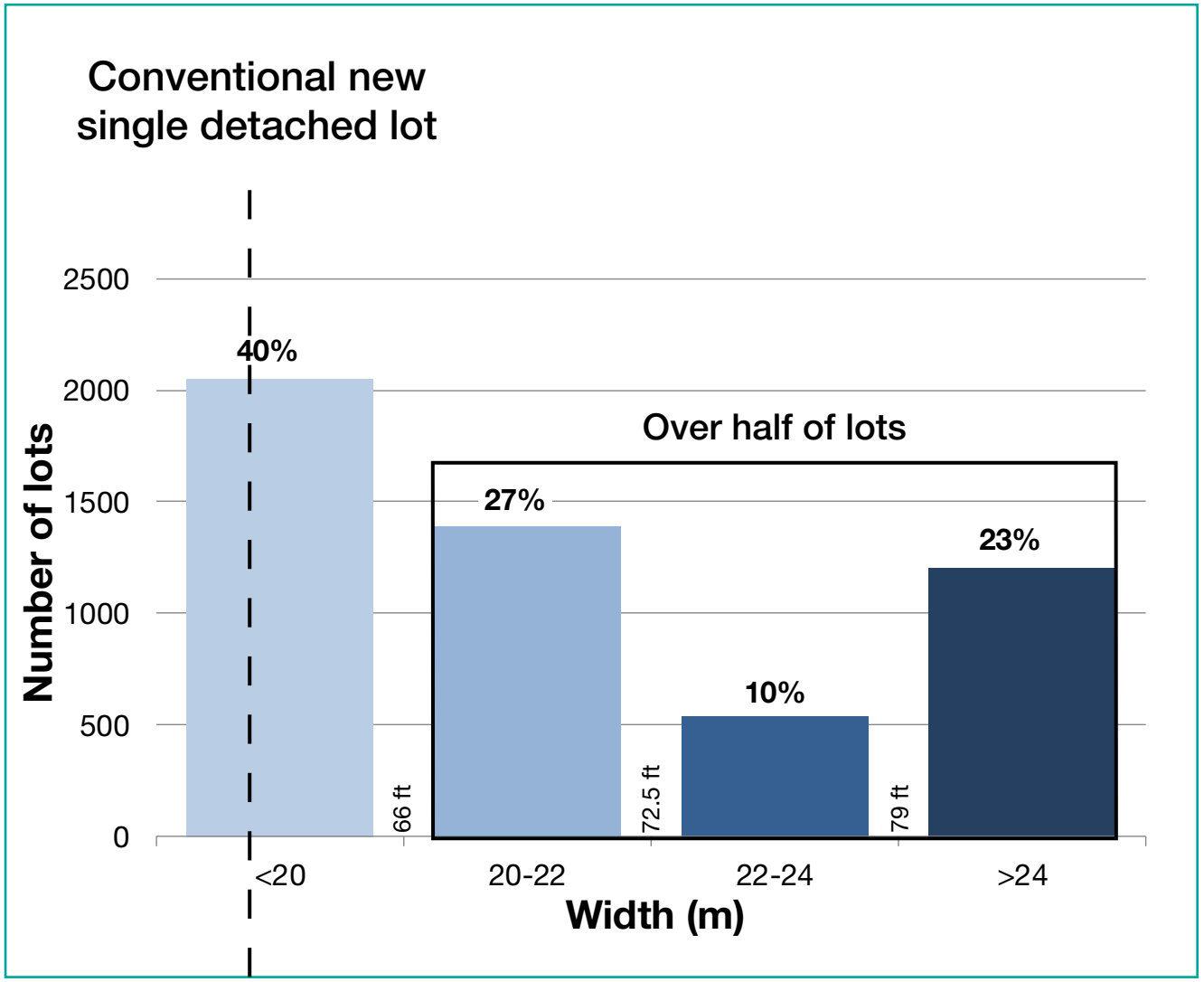
Attachment: Attachment D - Key Findings (PDS 020-2018 : Urban Infill Study)

Neighbourhood Character Key Findings

Large lots

+

Wide lots



Attachment: Attachment D - Key Findings (PDS 020-2018 : Urban Infill Study)

Neighbourhood Character Key Findings

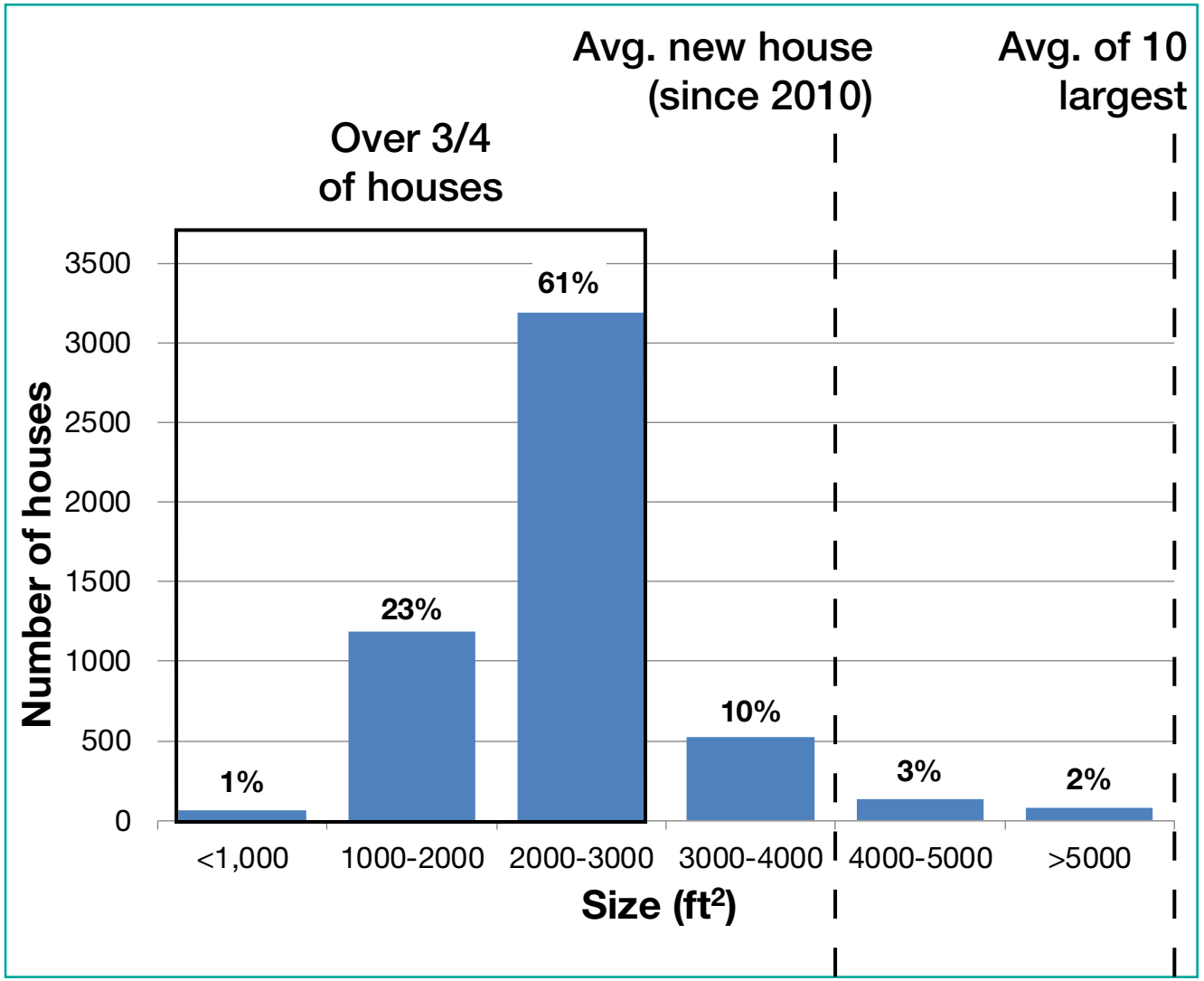
Large lots

+

Wide lots

+

Smaller homes



Attachment: Attachment D - Key Findings (PDS 020-2018 : Urban Infill Study)

Neighbourhood Character Key Findings

Large lots

+

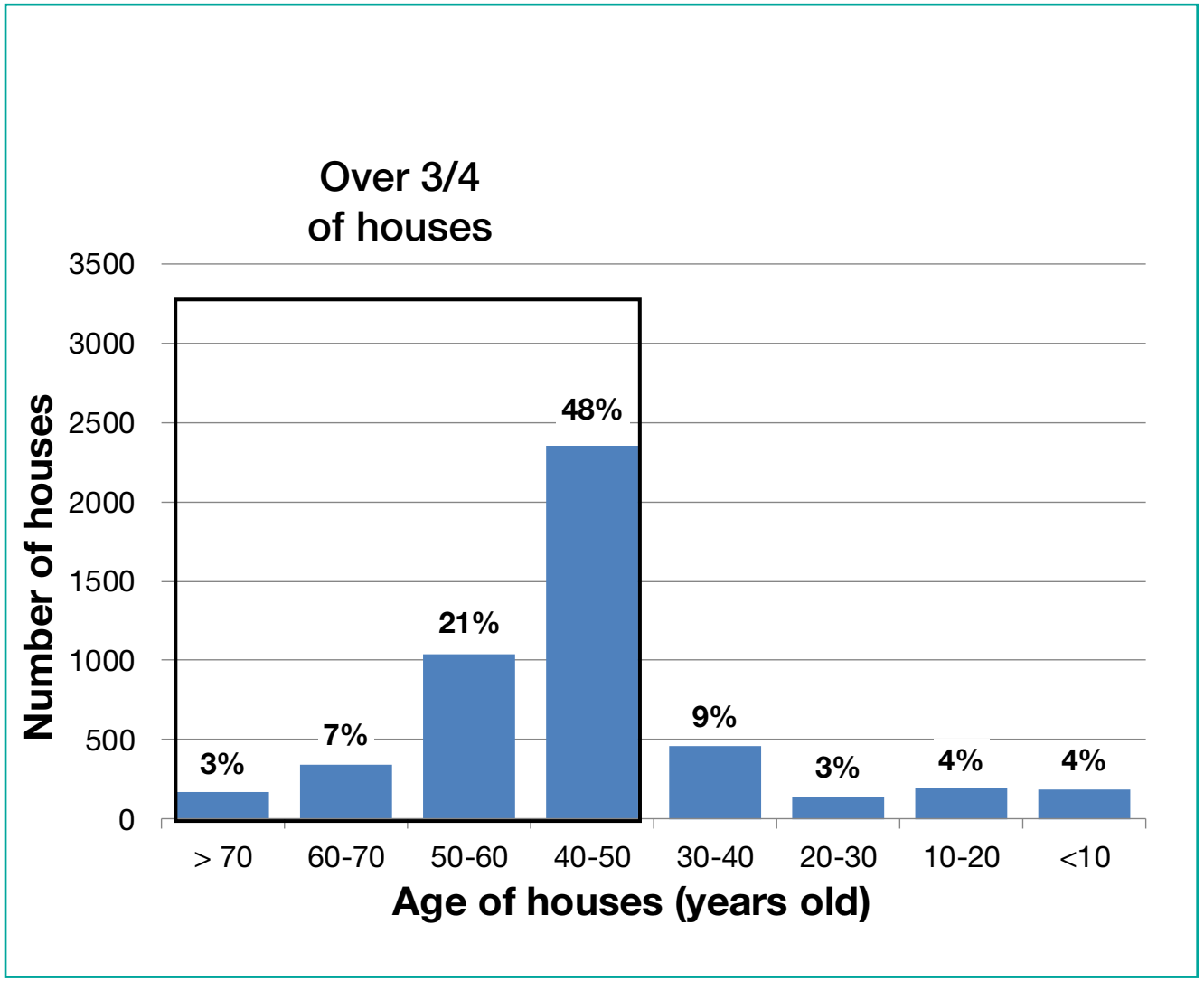
Wide lots

+

Smaller homes

+

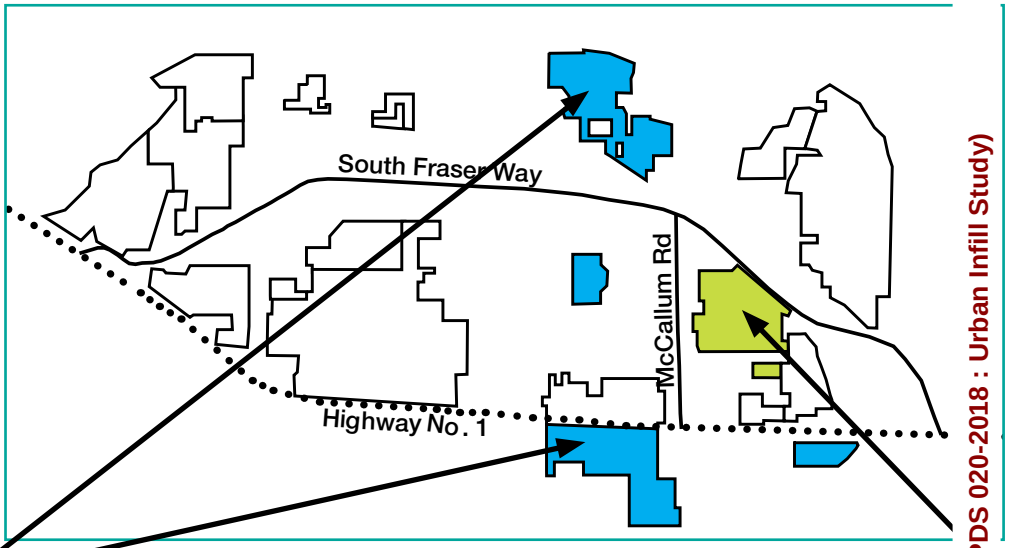
Older homes

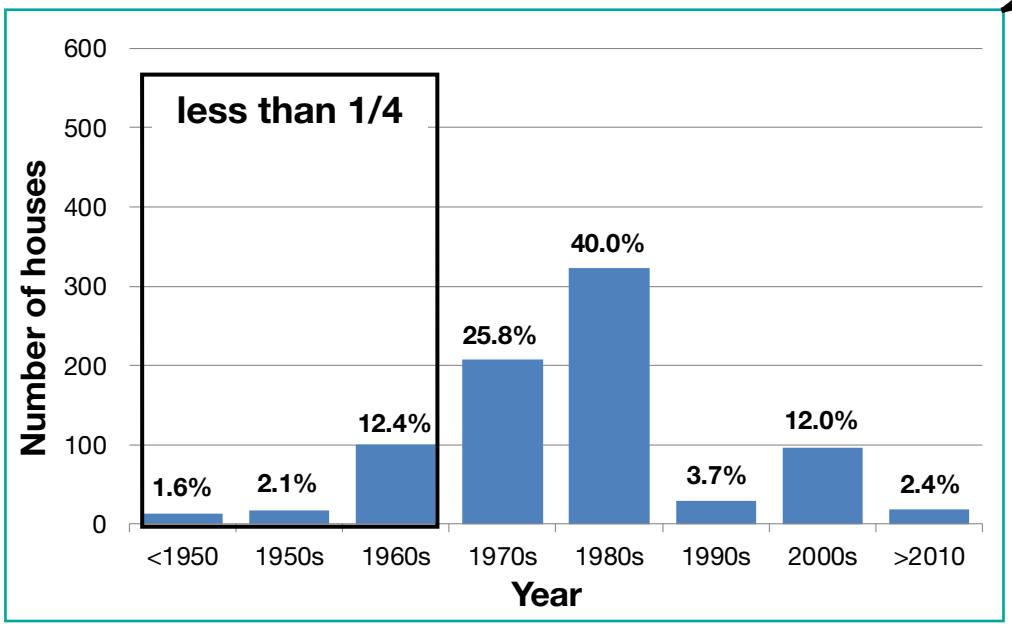


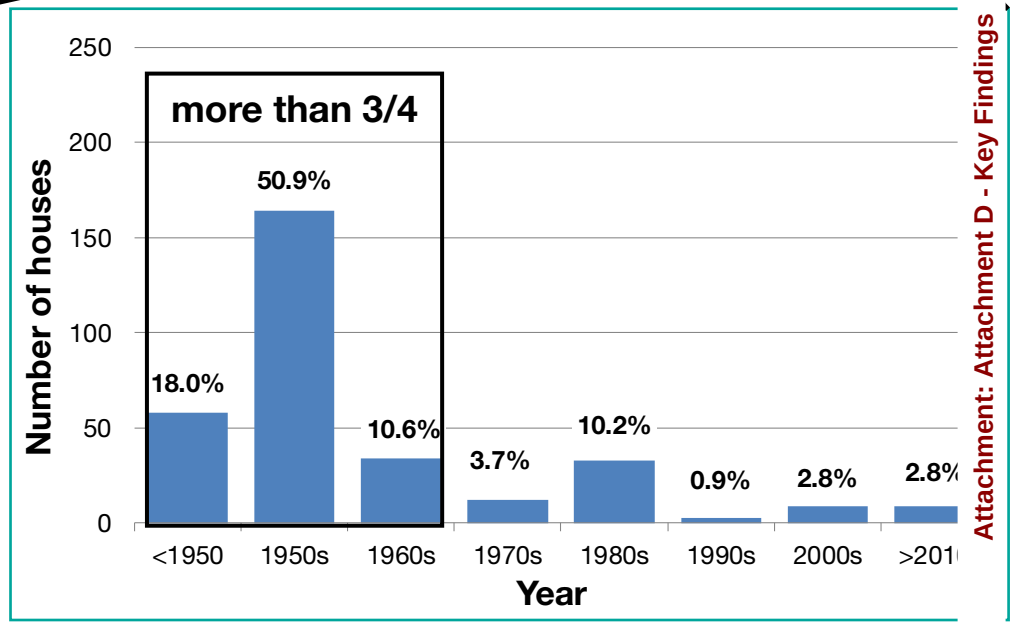
Attachment: Attachment D - Key Findings (PDS 020-2018 : Urban Infill Study)

Neighbourhood Comparison

Housing vintage



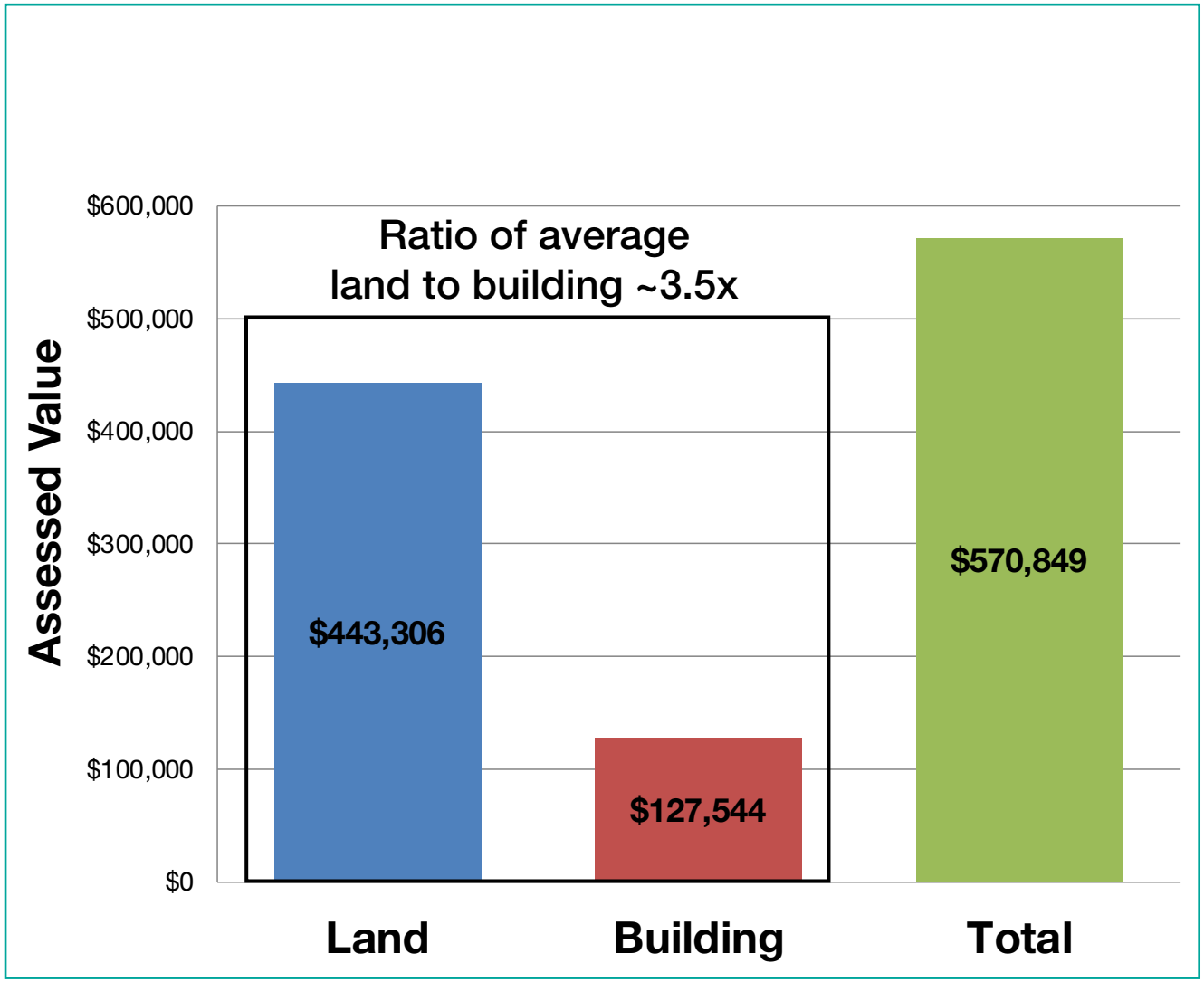




Attachment: Attachment D - Key Findings (PDS 020-2018 : Urban Infill Study)

Neighbourhood Character Key Findings

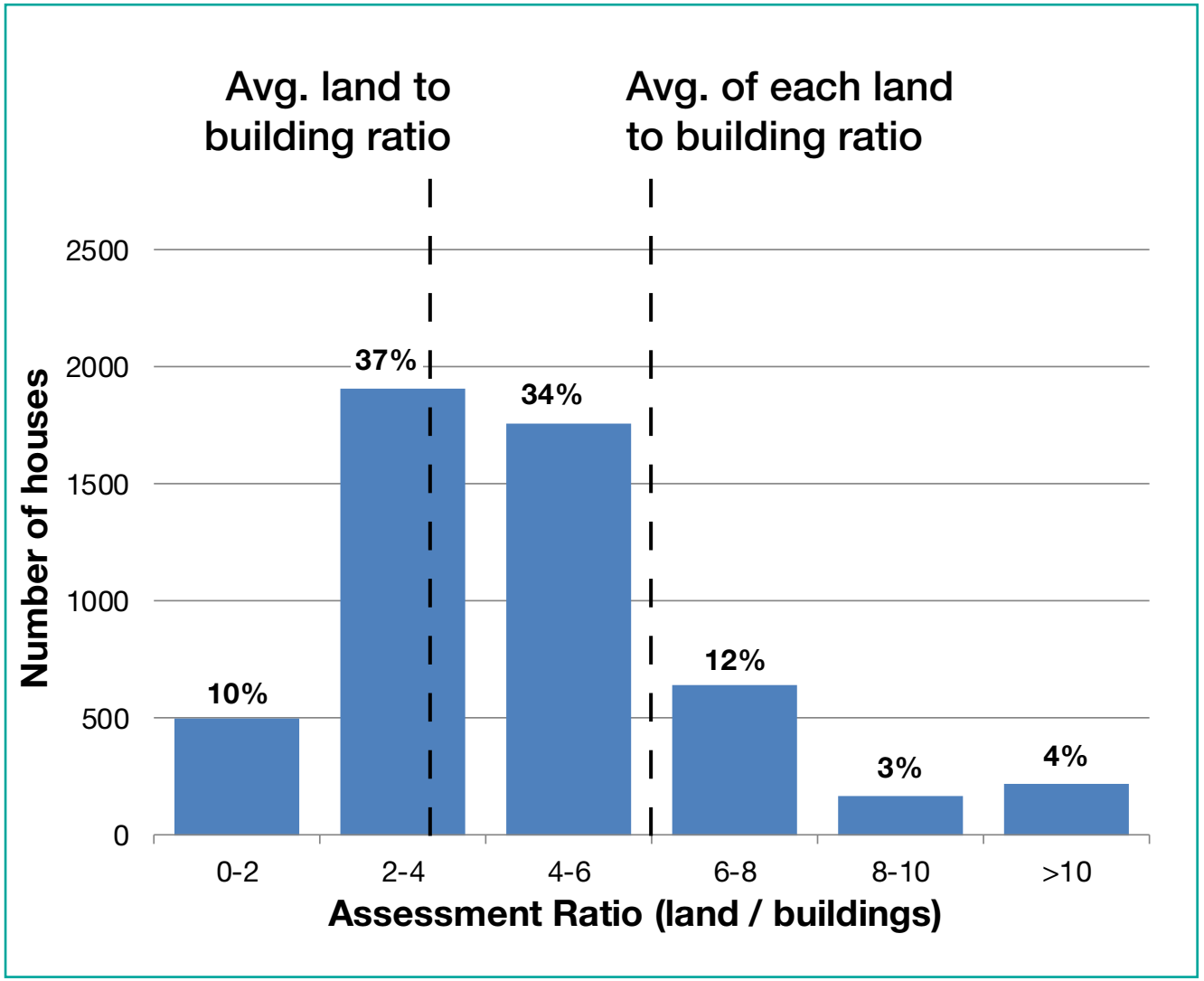
Large lots
+
Wide lots
+
Smaller homes
+
Older homes
+
High land value



Attachment: Attachment D - Key Findings (PDS 020-2018 : Urban Infill Study)

Neighbourhood Character Key Findings

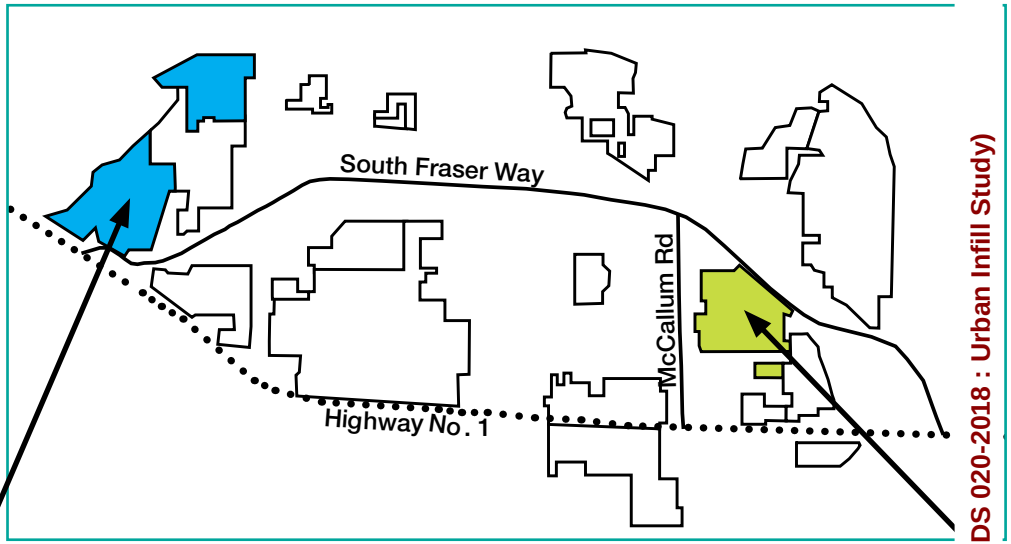
Large lots
+
Wide lots
+
Smaller homes
+
Older homes
+
High land value

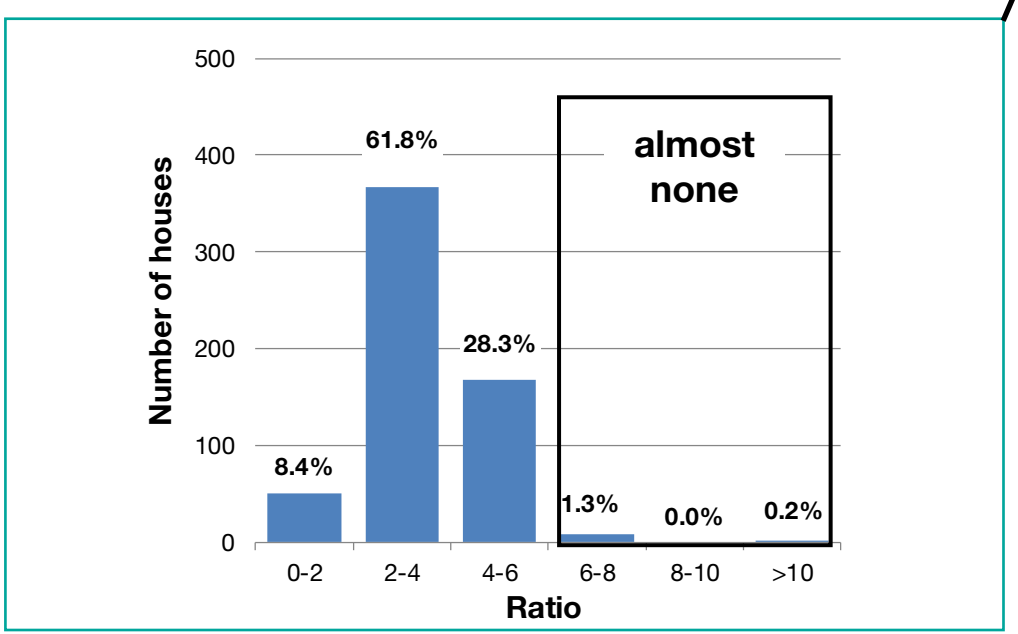


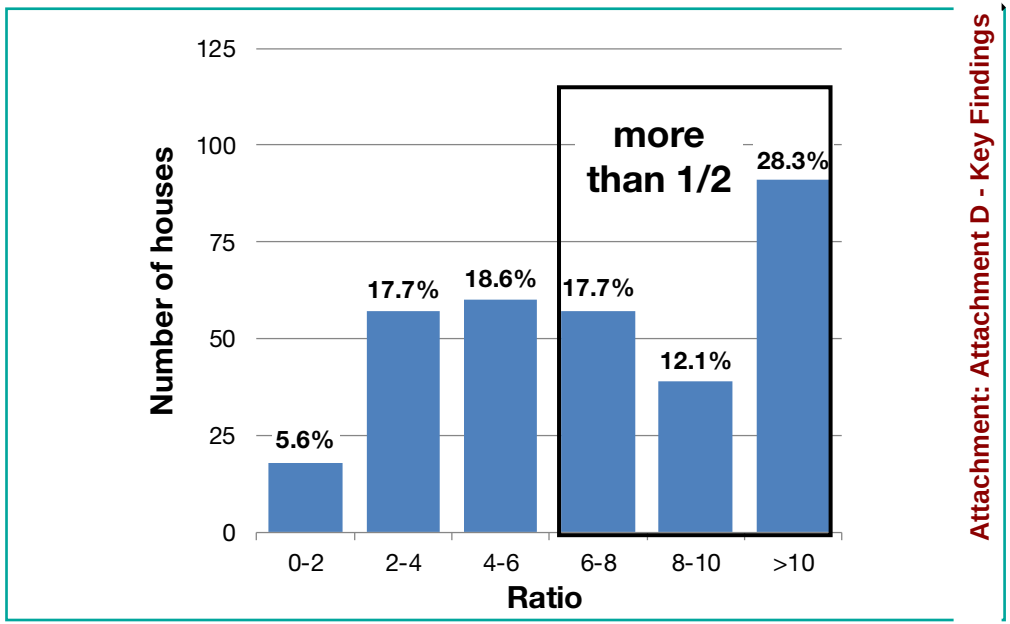
Attachment: Attachment D - Key Findings (PDS 020-2018 : Urban Infill Study)

Neighbourhood Comparison

Assessed values







Attachment: Attachment D - Key Findings (PDS 020-2018 : Urban Infill Study)

Neighbourhood Character Key Findings

Large lots

+

Wide lots

+

Smaller homes

+

Older homes

+

High land value

Neighbourhood change









STAGE 1 SUMMARY

Attachment: Attachment E - Stage 1 Summary (PDS 020-2018 : Urban Infill Study)

Stage 1 Summary

1. **Study area is changing**
   - no neighbourhoods are completely static

2. **Degree of change varies by neighbourhood**
   - depends on the combination of many factors

3. **Change is likely to continue**
   - can be influenced by City regulations

Attachment: Attachment E - Stage 1 Summary (PDS 020-2018 : Urban Infill Study)

COUNCIL REPORT

Executive Committee

Report No. PDS 021-2018

Date: February 14, 2018
File No: 6430-20

To: Mayor and Council
From: Ryan Beaudry, Planner
Subject: Interim Approach for Infill Development

RECOMMENDATION

1. THAT all rezoning applications within the Urban 3-Infill land use designation with Bylaw readings continue to be processed for Council's consideration;

2. THAT full and complete rezoning applications received within the Urban 3-Infill land use designation through and including February 19, 2018, continue to be processed and brought to Council for consideration of Bylaw readings on a case-by-case basis;

3. THAT all rezoning applications within the Urban 3-Infill land use designation received after February 19, 2018, be placed on hold until the completion of the Urban Infill Study;

4. THAT Council direct staff to undertake a planning process for the Huntingdon neighbourhood in 2019; and

5. THAT all rezoning applications within the Urban 4-Detached land use designation in Huntingdon be placed on hold until the completion of the planning process for the Huntingdon neighbourhood.

REPORT CONCURRENCE	
General Manager	**City Manager**
The General Manager concurs with the recommendation of this report.	The City Manager concurs with the recommendation of this report.

PURPOSE

The purpose of this report is to address a request from Council for an interim report on infill development in the Urban 3-Infill land use designation and Huntingdon neighbourhood. Options and recommendations are provided for Council's consideration.

SUMMARY OF THE ISSUE

At the Executive Committee meeting on January 8, 2018, Council deferred all rezoning applications in the Urban 3–Infill land use designation and Huntingdon neighbourhood and directed staff to prepare an interim report by February 19, 2018. The resolutions were as follows:

> *THAT Item No. 6.8.2, and any subsequent rezoning applications located in the Official Community Plan Urban 3 Infill Land Use Designation, and the Huntington Neighborhood, be deferred, and the matter referred to staff to bring back to Council an interim report regarding infill developments by February 19, 2018;*
>
> *THAT Item No. 6.8.4, be deferred, and the matter be referred to staff to bring back to Council an interim report regarding infill developments by February 19, 2018.*

The deferral resolutions affected applications at the pre-Council stage but did not apply to applications with Bylaw readings. Consequently, 35 applications for properties in the Urban 3–Infill land use designation and one application in Huntingdon with no readings were placed on hold on January 9; applicants were notified by mail about the deferral. A summary is provided below:

Urban 3 – Infill Designation*		**Huntingdon***	
Rezoning applications with readings (proceed)	14	Rezoning applications with readings (proceed)	0
Pre-council rezoning applications (on hold)	35	Pre-council rezoning applications (on hold)	1
Total	49	Total	1

*Applications received up to January 9, 2018

Responding to Council's request for an interim approach to infill development, this report provides options and recommendations for the Urban 3-Infill land use designation and Huntingdon neighbourhood. The recommendations are intended to serve as a potential temporary solution until completion of the Urban Infill Study and a planning process for Huntingdon.

Urban Infill Study (November 2017 – July 2018)

Through the Urban Infill Study currently underway, staff will prepare zoning regulations and guidelines for the Urban-3 Infill land use designation which will serve as a long-term solution. Staff report PDS 020-2018 provides an overview of the Urban Infill Study and a summary of recent Stage 1 findings.

Planning process for Huntingdon (2019)

Huntingdon is not within the scope of the Urban Infill Study, as it is designated Urban 4-Detached in the Official Community Plan (OCP). Preparation of a long-term solution for Huntingdon would require additional analysis and community engagement, which could be undertaken in 2019 based on projected staff resources and workload, subject to completion of existing community planning projects.

BACKGROUND

Urban 3–Infill Designation

Policy context

Approximately 5,600 lots surrounding the urban core of Abbotsford were designated Urban 3-Infill with the adoption of the 2016 OCP. Urban 3-Infill is intended to enable infill development in existing neighbourhoods in the form of single detached dwellings, duplexes and accessory units. OCP Policy 2.1 promotes housing diversity and choice and supports infill opportunities within this designation through single lot redevelopment, subject to criteria in the OCP infill guidelines (see Attachment A).

The infill guidelines provide general direction for development within the Urban 3-Infill land use designation, however more detailed zoning regulations and guidelines are needed to provide clarity. An Urban Infill Study, currently underway, is intended to address this gap. The Study commenced November 2017 and is scheduled for completion in July 2018. Staff report PDS 020-2018 provides an overview of the Urban Infill Study and a summary of recent Stage 1 findings.

Applications

Since the OCP was adopted, property owners in the Urban 3-Infill land use designation have demonstrated significant interest in infill development. At the time of the deferral resolutions, there were 49 active rezoning applications for Urban 3-Infill properties. Some applications propose rezoning to other existing standard zones such as RS4, RS5 and RS6, while others propose rezoning to a new comprehensive development (N) zone. The types of projects vary but generally include one or more of the following:

- subdivision of a lot into multiple smaller lots;
- construction of a new single detached house or duplex;
- construction of a single detached strata development; and/or
- addition of an accessory unit.

Since the deferral resolutions, staff have received an additional four rezoning applications for infill developments in the Urban 3-Infill land use designation. These applications were placed on hold along with the 35 pre-Council applications received up to January 9, 2018, pending Council's decision on this report.

Huntingdon Neighbourhood

Policy context

Huntingdon consists of approximately 300 lots designated Urban 4–Detached in the OCP. The purpose of this land use designation is to enable low density single detached housing and some ground-oriented duplexes in existing neighbourhoods, with a maximum density of 25 units per hectare. The OCP includes a policy that supports detached accessory suites (e.g., coach houses) in place of secondary suites on lots that have a minimum frontage of 9 metres and minimum area of 300 m^2 (see Attachment B).

There are many lots in Huntingdon, created by historic subdivisions dating back to 1841-1912, that meet the current OCP policy for detached accessory suites as they are approximately 9 metres wide and 350 m^2 in area. Some of these lots have recently been the subject of rezoning applications for coach houses, as discussed below.

Applications

There have been three rezoning applications proposing coach houses on properties in Huntingdon:

- 34637 3rd Ave. (R15-003): This application was for RS6-C zoning to allow a three lot subdivision with new single detached houses and coach houses. The application was approved by Council under the previous OCP and the project has since been constructed.

- 34648 7th Ave. (PRJ17-030): This application was for a rezoning to RS6-C to allow a coach house on a 9 metre wide lot, consistent with current OCP policy for detached accessory suites. The application was defeated by Council on July 31, 2017, with a resolution from Council to undertake a parking analysis in the neighbourhood as part of the Zoning Bylaw review.

- 34749 3rd Ave. (PRJ17-114): This application, currently active and on hold due to the January 8, 2018 deferral, is for a rezoning to RS6-C to allow two coach houses.

DISCUSSION

This section provides interim options and recommendations for the Urban 3-Infill land use designation and Huntingdon neighbourhood. The options focus on the use and application of existing standard zones in the Zoning Bylaw.

The recommendations in this section are intended to serve as an interim solution, recognizing that a long-term solution for the Urban 3-Infill land use designation is forthcoming in July 2018 upon completion of the Urban Infill Study. Huntingdon is not within the scope of the Urban Infill Study, as the ~300 residential lots in this neighbourhood are designated Urban 4–Detached in the OCP. Preparation of a long-term solution for Huntingdon would require a separate planning process, which could be undertaken in 2019 based on projected staff resources and workload, subject to completion of existing community planning projects.

Urban 3–Infill Land Use Designation

Staff have identified five interim options for existing pre-Council applications without Bylaw readings, and potential future applications within the Urban 3-Infill land use designation. The options are listed below in order of permission that would be granted to applicants (from least to greatest permission):

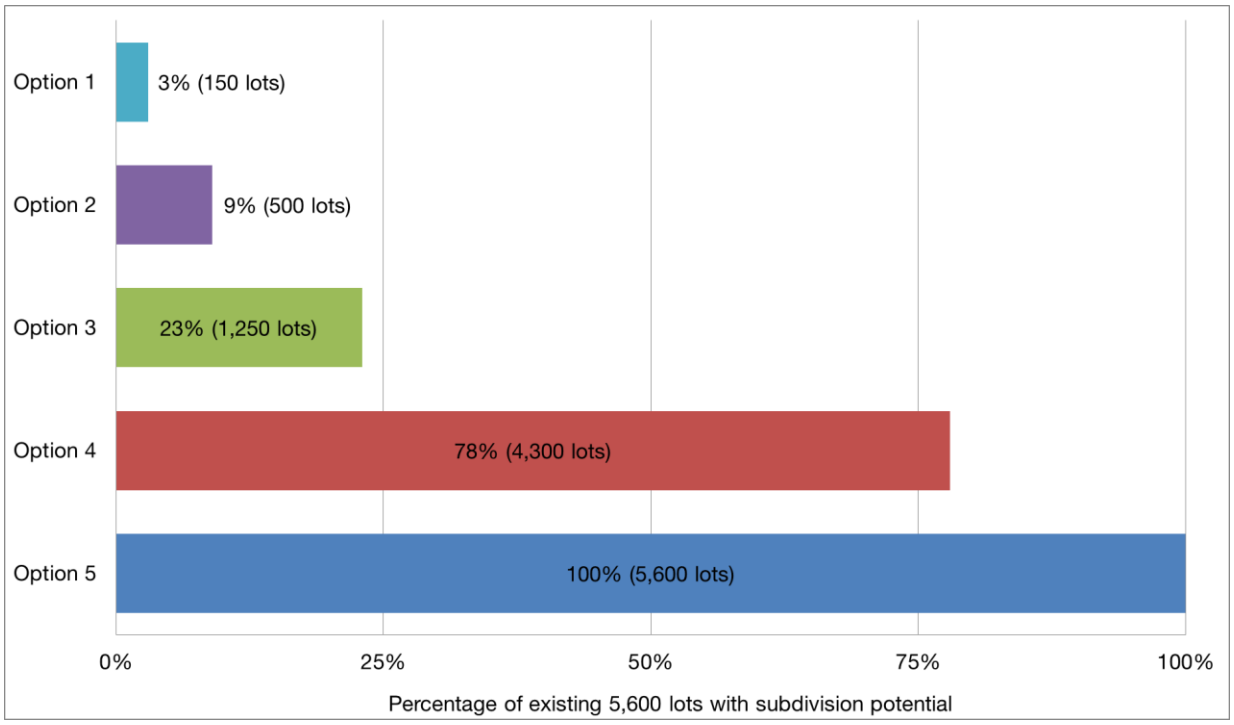
Option 1: Use existing zoning (RS3)
Option 2: Option 1 + consider rezonings to RS5
Option 3: 1 and 2 + consider rezonings to RS6
Option 4: 1, 2 and 3 + consider rezonings to RS4 (duplex)
Option 5: Case-by-case consideration of applications, in accordance with the OCP

The impact of each option on the subdivision potential of the approximately 5,600 lots in the Urban 3 Infill land use designation, and on the 35 pre-Council applications without readings, is summarized below. For the purpose of this analysis, impact was assessed based on the following lot size and lot width requirements in the City of Abbotsford Zoning Bylaw No. 2400-2014:

Zone	Minimum lot size	Minimum width
RS3	540 m^2	15 m
RS4	557 m^2 (duplex)	18 m (duplex)
RS5	420 m^2	13 m
RS6	300 m^2	12 m

Impact of options on all Urban 3-Infill lots (approximately 5,600)

The impact of the five options on subdivision potential of the approximately 5,600 lots in the Urban 3-Infill land use designation is summarized in the following graph. As shown, approximately 150 lots (3% of all lots) would have subdivision potential in Option 1, approximately 500 lots (9%) would have potential in Option 2, and almost a quarter of all lots (approximately 1,250 lots or 23%) would have potential in Option 3. In Option 4, by considering rezonings to RS4 for duplexes, almost three quarters of all lots (~4,300 lots) would have subdivision potential. In Option 5, all Urban 3-Infill lots would have potential as applications would be reviewed on a case-by-case basis.



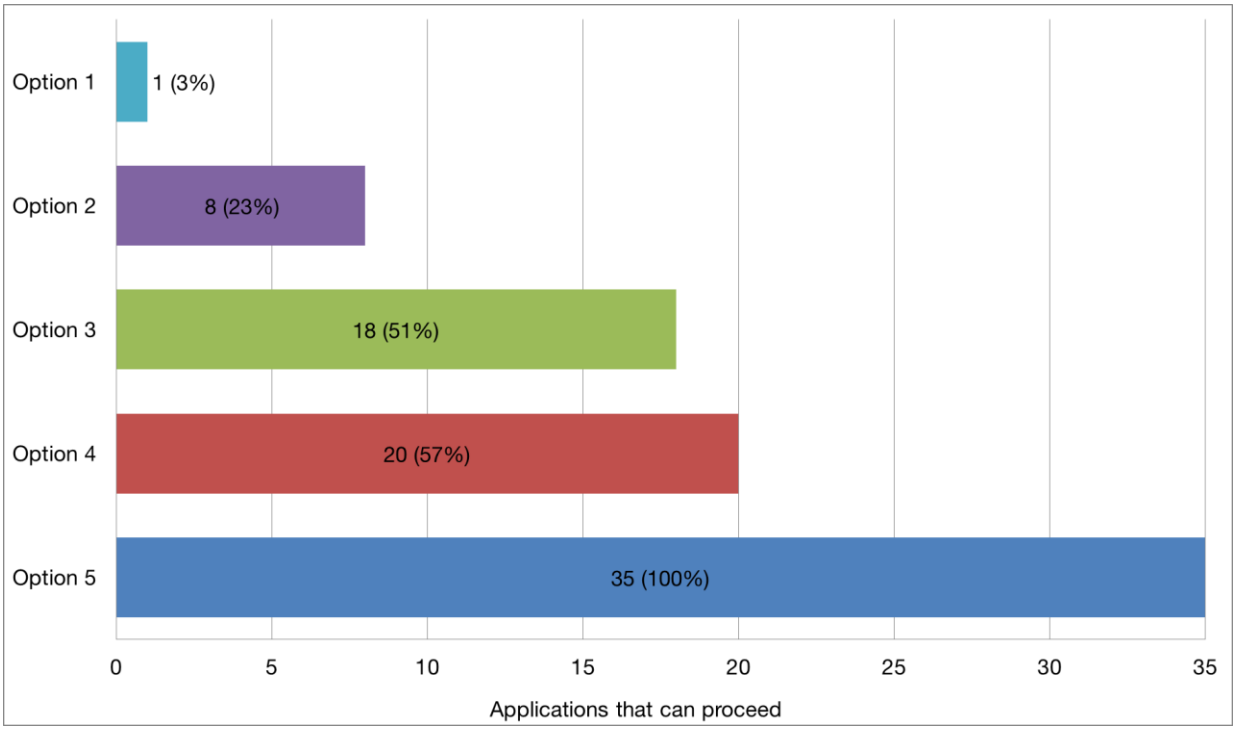
Recommendation for all Urban 3-Infill lots (~5,600)

Staff recommend Option 1 for applications received after February 19, 2018 through to the completion of the Urban Infill Study. These applications would help inform the new infill zoning regulations and guidelines. Applications on hold would be required to comply with the new regulations after the completion of the Urban Infill Study.

Impact of options on pre-Council rezoning applications

The impact of the five options on pre-Council rezoning applications without readings, received up to January 9, is summarized in the graph below. Applications received after January 9 were not included in this analysis due to Council agenda deadlines.

As shown, Option 1 would allow one rezoning application (3% of applications) to proceed. 8 rezoning applications (23%) could proceed in Option 2, 18 (51%) could proceed in Option 3, and 20 (57%) could proceed in Option 4. In Option 5, all 35 rezoning applications could proceed and would be considered on a case-by-case basis, in accordance with the OCP.



Recommendation for pre-Council rezoning applications

Staff recommend Option 5 as an interim solution for complete rezoning applications received up to February 19, 2018. This option would enable applicants who have already received input and direction from the City—and have invested in and submitted complete applications by February 19—to proceed with their rezoning proposals. Staff would process each application in accordance with existing OCP policy and infill guidelines. Staff would also carefully consider methods to mitigate potential impacts of each application, based on concerns about infill development raised at past public hearings.

Huntingdon Neighbourhood

Staff have identified three interim options for existing and potential future applications within the Huntingdon area. The options are listed below in order of permission that would be granted to applicants (from least to greatest permission):

Option 1: Prepare OCP and Zoning Bylaw amendments to prohibit coach houses in Huntingdon
Option 2: Hold existing and future applications and consult neighbourhood on options in 2019
Option 3: Process existing and future applications using existing OCP policy and zoning regulations for coach houses

Staff recommend Option 2 for all rezoning applications without Bylaw readings in Huntingdon. For the purposes of this recommendation, 'Huntingdon' means lands designated Urban 4 – Detached in the area shown in Attachment B.

In Option 2, staff would continue to receive rezoning applications for lands within the Huntingdon neighbourhood and place them on hold until a planning process is completed for the area. A planning process for Huntingdon could be undertaken in 2019 based on projected staff resources and workload, subject to completion of existing community planning projects.

Applications received before the completion of a planning process for Huntingdon could help inform new regulations and/or policy for the area. Applications on hold would be required to comply with new regulations and/or policy after the completion of the planning process.

FINANCIAL PLAN IMPLICATION

No financial plan implications are anticipated.

Rajat Sharma

Rajat Sharma
General Manager, Finance and Corporate Services
Signed 2/8/2018 6:34 PM

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

The recommended interim solution enables completion of the Urban Infill Study. The Study is based on earlier work completed as part of the 2016 Official Community Plan. It stems from the OCP urban structure map, Urban 3-Infill land use designation and associated policies (see Attachment A).

The recommended interim solution enables a planning process to be undertaken for Huntingdon in 2019. This exercise would clarify the City's objectives and intent for the Urban 4-Detached land use designation and accessory dwelling policy applicable to Huntingdon (see Attachment B).

Council's 2015-2018 Strategic Plan identifies four cornerstones: vibrant economy, complete community, fiscal discipline and organizational alignment. The Urban Infill Study and planning process for Huntingdon align with the complete community cornerstone.

SUBSTANTIATION OF RECOMMENDATION

The recommended interim solution would enable applicants in the Urban 3-Infill land use designation who have already received input and direction from the City—and have invested in and submitted complete applications by February 19—to proceed with their rezoning proposals. Applications in the Urban 3-Infill land use designation with Bylaw readings would also proceed.

The recommended interim solution would place rezoning applications in the Urban 3-Infill land use designation received after February 19, and all applications within the Urban 4-Detached land use designation in Huntingdon, on hold. These applications would be on hold until the completion of the Urban Infill Study (July 2018) and the planning process for Huntingdon (2019). While on hold, these applications would help inform new zoning regulations, guidelines and/or policy for these areas.

Ryan Beaudry

Ryan Beaudry
Planner
Signed 2/8/2018 2:51 PM

Mark Neill

Mark Neill
Director, Community Planning
Signed 2/8/2018 2:54 PM

Siri Bertelsen

Siri Bertelsen
General Manager, Planning and Development Services
Signed 2/14/2018 8:25 AM

ATTACHMENTS:

Attachment A - OCP Context-Urban 3-Infill
Attachment B - OCP Context-Urban 4-Detached

OCP CONTEXT - URBAN 3 INFILL

- Urban structure
- Urban 3-Infill land use designation
- Infill guidelines
- Housing policies 2.1 and 2.2
- Land use map

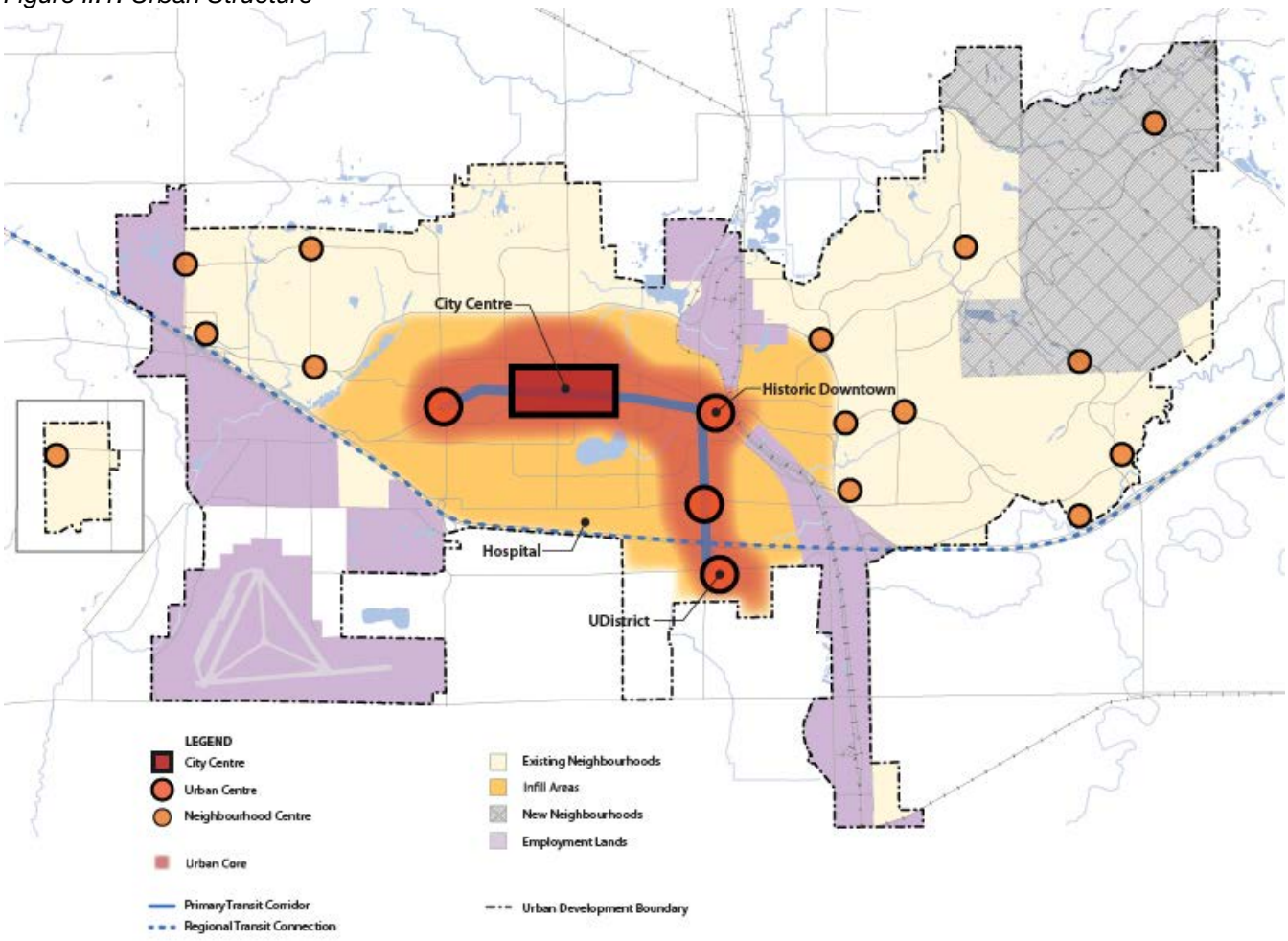
Attachment: Attachment A - OCP Context-Urban 3-Infill (PDS 021-2018 : Interim Approach for Infill Development)

Urban Structure

Land use and growth management are among the most powerful policy tools at the disposal of local governments to direct growth and shape development. As such, land use and growth management policies are integral to achieving a community's vision and goals. The policies in this section are designed to help bring the Big Ideas to life.

The overall structure for the urban area is defined by a hierarchy of mixed use centres, anchored by ground oriented multifamily; low, mid, and high rise housing; and connected by the primary transit corridor that intensifies over time, as shown in *Figure II.1.*

Figure II.1: Urban Structure

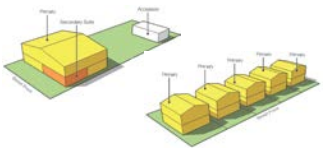


Infill Areas

These are existing neighbourhoods, which will retain their character while increasing residential density through gentle infill of primarily ground oriented single detached and duplex buildings, as well as accessory units such as secondary suites and detached units.

Attachment: Attachment A - OCP Context-Urban 3-Infill (PDS 021-2018 : Interim Approach for Infill Development)

RESIDENTIAL NEIGHBOURHOODS

Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
Urban 3 – Infill 	• Enable infill residential with density increases near City and Urban Centres and the Primary Transit Corridor in *Figure II.1*	Single detached dwellings, with some ground oriented duplexes Large sites (1 ha or greater) may incorporate ground oriented buildings up to 3 storeys	Residential with accessory units Home occupation, live/work	refer to “infill guidelines” following this table

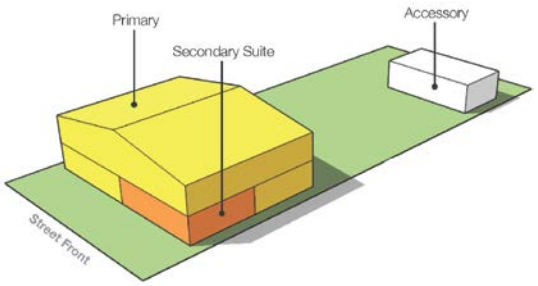
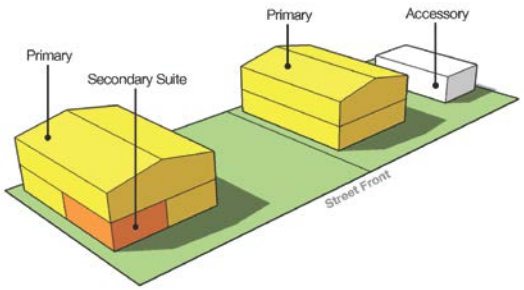
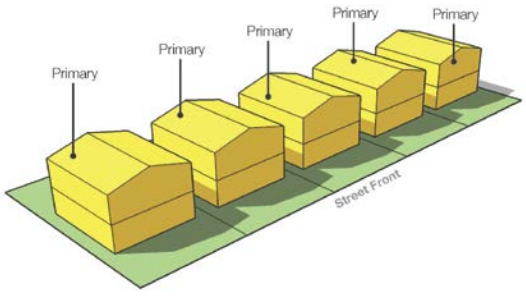
Attachment: Attachment A - OCP Context-Urban 3-Infill (PDS 021-2018 : Interim Approach for Infill Development)

Infill Guidelines

Within the 'Urban 3 – Infill' land use designation, infill redevelopment is supported based on the following minimum lot areas. The same criteria provided above for accessory units also apply in the 'Urban 3 – Infill' desigation.

Table II.2: Urban 3 – Infill density

SINGLE DETACHED

Illustration	Minimum lot area	Accessory unit	FSR guide
	600m^2	**2 additional units:** secondary suite (1 or 2) **AND** detached suite (1 only, 55m^2 maximum)	0.45 (not including the detached unit)
	400m^2 (300m^2 with 9m minimum frontage when lane access)	**1 additional unit:** secondary suite **OR** detached unit (55m^2 maximum)	0.55 (not including the detached unit)
	200m^2	no	0.65

Attachment: Attachment A - OCP Context-Urban 3-Infill (PDS 021-2018 : Interim Approach for Infill Development)

DUPLEX

Type	Minimum lot area	Accessory unit	FSR guide
2 attached units on 1 lot	800m^2	**1 additional unit per attached unit:** secondary suite	0.45
2 attached units on 1 lot	400m^2	no	0.55
2 attached units on 2 lots	200m^2	no	0.65

Attachment: Attachment A - OCP Context-Urban 3-Infill (PDS 021-2018 : Interim Approach for Infill Development)

Policies

The policies in this Chapter apply across the city and Neighbourhood Plans for particular areas of the city will consider them in more detail. In addition, some neighbourhoods already have specific character and policies for those areas are included below. Additional policies relating to the City Centre are in Chapter 1.

HOUSING

2.1 Housing Diversity

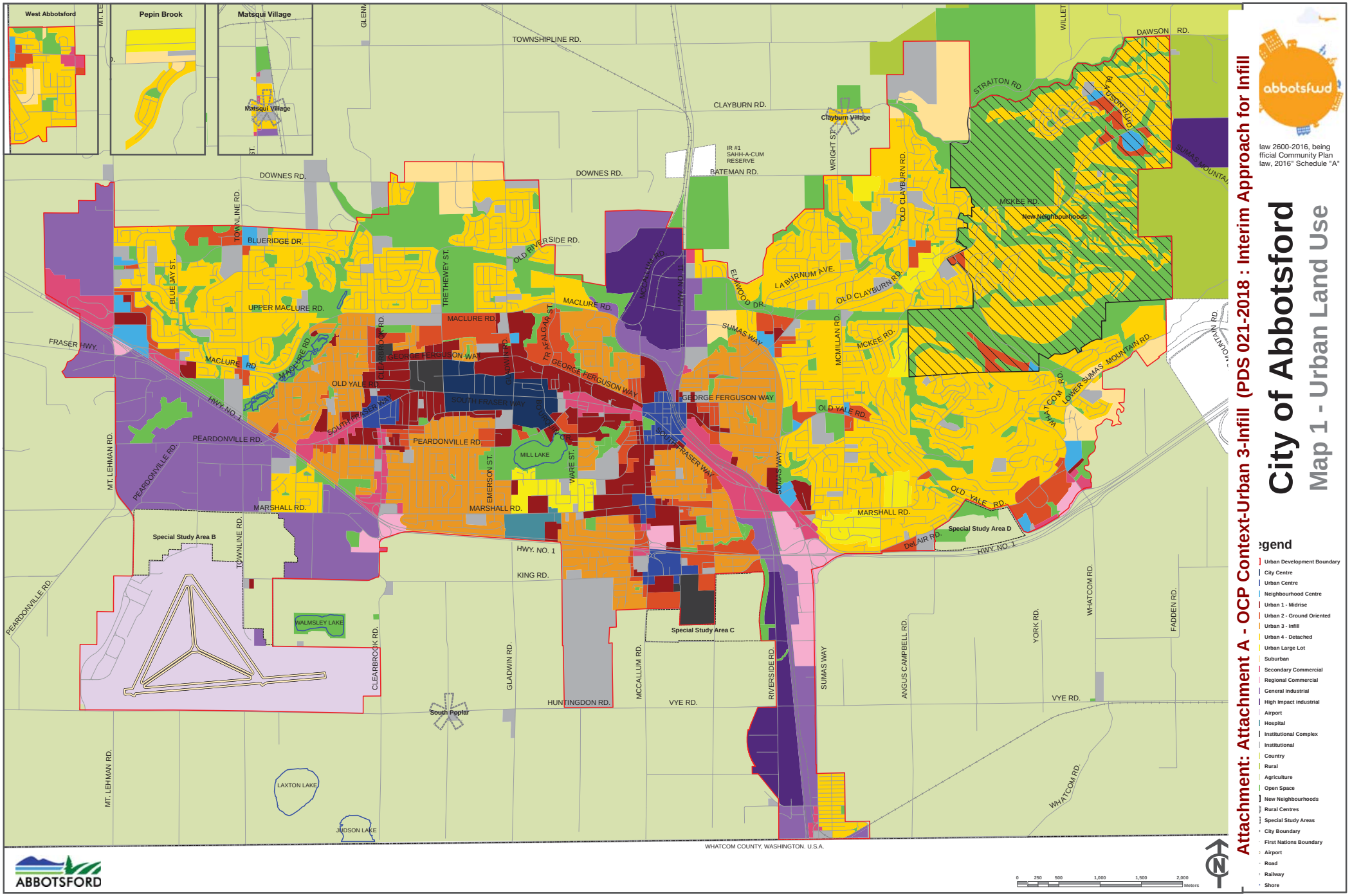
Support diverse housing types for a variety of household sizes, incomes, tenures, and preferences, ranging from single detached homes and townhomes, to low, mid, and high rise residences, and distribute them across the city. Specific policies in this Plan include:

- Secondary suites in all singe detached dwellings, subject to the criteria listed in Part II of this Plan.
- Infill opportunities through single lot redevelopment, subject to the criteria listed in Part II of this Plan.

2.2 Housing Affordability

Support mixed affordable housing options such as small homes and accessory units including secondary suites and detached units where appropriate, which can serve as mortgage helpers for owners while providing affordable options for renters or extended family members.

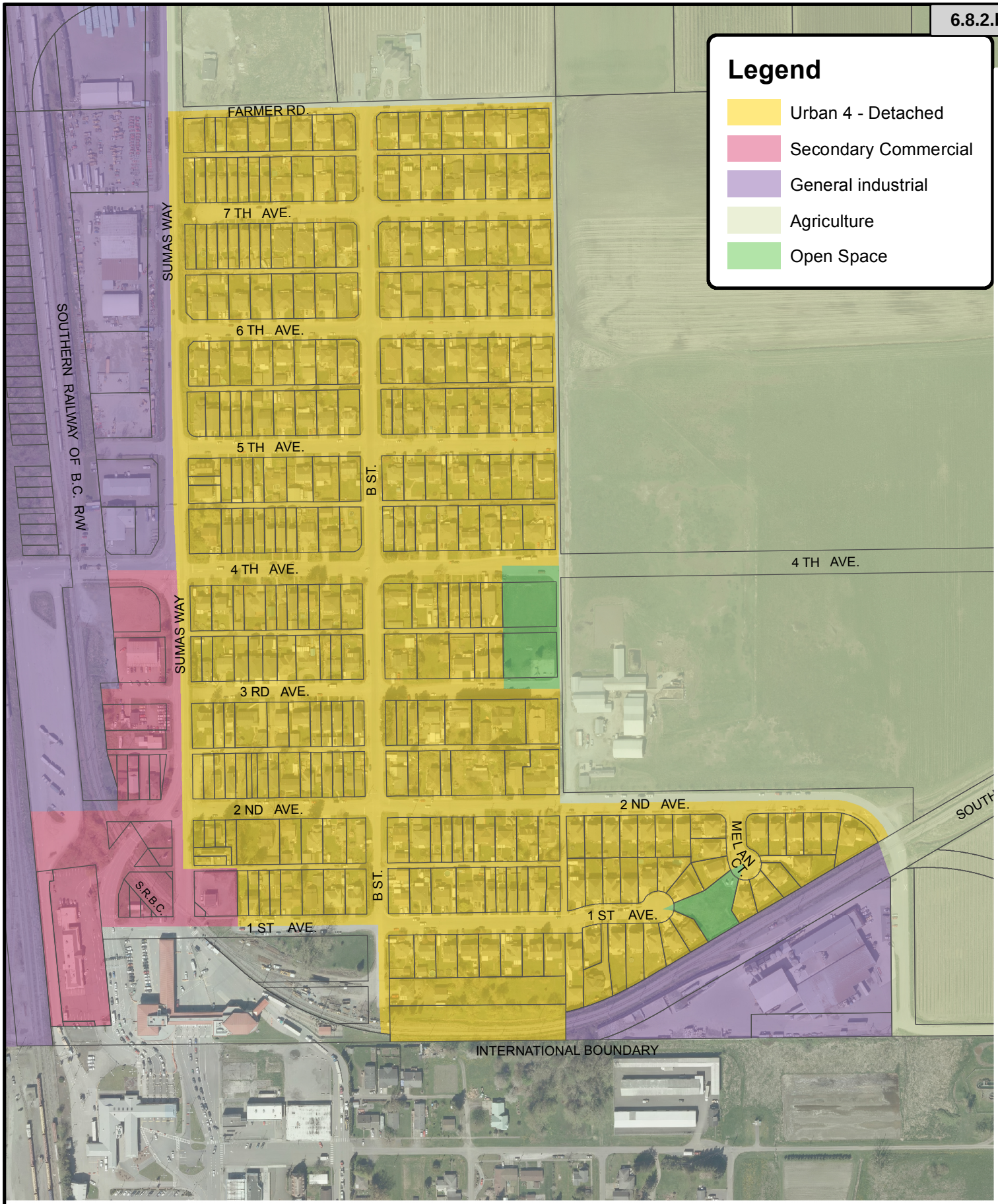
Attachment: Attachment A - OCP Context-Urban 3-Infill (PDS 021-2018 : Interim Approach for Infill Development)


West Abbotsford
Pepin Brook
Matsqui Village
Matsqui Village
TOWNSHIPLINE RD.
DOWNES RD.
DOWNES RD.
CLAYBURN RD.
BATEMAN RD.
IR #1 SAHH-A-CUM RESERVE
Clayburn Village
WRIGHT ST.
DAWSON RD.
STRAITON RD.
OLD CLAYBURN RD.
MCKEE RD.
New Neighbourhoods
SUMAS MOUNTAIN
TOWNLINE RD.
BLUERIDGE DR.
BLUE JAY ST.
UPPER MACLURE RD.
TRETHEWEY ST.
OLD RIVERSIDE RD.
MACLURE RD.
MACLURE RD.
MACLURE RD.
MACLURE RD.
CLEARBROOK RD.
FRASER HWY.
GEORGE FERGUSON WAY
OLD YALE RD.
SOUTH FRASER WAY
HWY. NO. 1
PEARDONVILLE RD.
PEARDONVILLE RD.
MT. LEHMAN RD.
MARSHALL RD.
MARSHALL RD.
Special Study Area B
TOWNLINE RD.
HWY. NO. 1
KING RD.
PEARDONVILLE RD.
WALMSLEY LAKE
CLEARBROOK RD.
GLADWIN RD.
South Poplar
HUNTINGDON RD.
MCCALLUM RD.
VYE RD.
RIVERSIDE RD.
SUMAS WAY
ANGUS CAMPBELL RD.
YORK RD.
WHATCOM RD.
FADDEN RD.
VYE RD.
WHATCOM RD.
MT. LEHMAN RD.
LAXTON LAKE
JUDSON LAKE
MCCALLUM RD.
HWY. NO. 11
ELMWOOD DR.
LABURNUM AVE.
OLD CLAYBURN RD.
SUMAS WAY
MCMILLAN RD.
MCKEE RD.
OLD YALE RD.
GEORGE FERGUSON WAY
TR KALGAM ST.
CLEARBROOK RD.
SOUTH FRASER WAY
EMERSON ST.
MILL LAKE
WARE ST.
SUMAS WAY
MARSHALL RD.
Special Study Area C
Special Study Area D
DEL AIR RD.
HWY. NO. 1
OLD YALE RD.
WHATCOM RD.
LOWER SUMAS MOUNTAIN RD.
WHATCOM COUNTY, WASHINGTON. U.S.A.
0 250 500 1,000 1,500 2,000 Meters
ABBOTSFORD
abbotsfwd
law 2600-2016, being
fficial Community Plan
law, 2016" Schedule "A"
City of Abbotsford
Map 1 - Urban Land Use
Attachment: Attachment A - OCP Context-Urban 3-Infill (PDS 021-2018 : Interim Approach for Infill
egend
Urban Development Boundary
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
Hospital
Institutional Complex
Institutional
Country
Rural
Agriculture
Open Space
New Neighbourhoods
Rural Centres
Special Study Areas
City Boundary
First Nations Boundary
Airport
Road
Railway
Shore

OCP CONTEXT - URBAN 4 DETACHED

- Map of properties designated Urban 4 - Detached in Huntingdon
- Urban 4-Detached land use designation
- Policy for accessory units

Attachment: Attachment B - OCP Context-Urban 4-Detached (PDS 021-2018 : Interim Approach for Infill Development)



Attachment: Attachment B - OCP Context-Urban 4-Detached (PDS 021-2018 : Interim Approach for Infill Development)

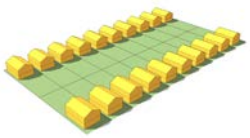
ABBOTSFORD
Planning and Development Services

Attachment B - Huntingdon

N

Date

RESIDENTIAL NEIGHBOURHOODS

Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
Urban 4 – Detached 	• Enable low density single detached housing in neighbourhoods	Single detached dwellings, with some ground oriented duplexes Large sites (1 ha or greater) may incorporate ground oriented buildings up to 3 storeys	Residential with accessory secondary suite Home occupation, live/work	max 25 units per hectare (uph)

Attachment: Attachment B - OCP Context-Urban 4-Detached (PDS 021-2018 : Interim Approach for Infill Development)

Accessory Units

Accessory secondary suites are supported in all single detached dwellings subject to the following criteria:

- Not be on a cul-de-sac bulb
- Not be in a bare land strata (except where road infrastructure meets City bylaw standards)
- Have a minimum frontage of 12m
- Have a minimum lot size of 400m^2
- Be located on a Collector or Local road, as shown on Maps 4 and 5

In the 'Urban 4 – Detached' land use designation where a lot has lane access, an accessory detached suite is supported in place of an accessory secondary suite, subject to the following criteria:

- Have a minimum frontage of 9m
- Have a minimum lot size of 300m^2



Attachment: Attachment B - OCP Context-Urban 4-Detached (PDS 021-2018 : Interim Approach for Infill Development)

COUNCIL REPORT

Executive Committee

Report No. PDS 019-2018

Date: February 13, 2018
File No: 3100-35 ZBA-018

To: Mayor and Council
From: Nick Crosman, Assistant Planner
Subject: Neighbourhood Information Meeting (NIM) Follow up Report for Land Use Contracts 13, 42, 49, 59, and 125 (District of Matsqui)

RECOMMENDATION

1. THAT Council receive the feedback obtained at the Neighbourhood Information Meeting with the residents of Land Use Contracts 13, 42, 49, 59 and 125, regarding the underlying zoning of the neighbourhood, and potential for early termination;

2. THAT Council direct staff to bring forward a subsequent Zoning Bylaw Amendment to change the underlying zoning of the neighbourhood to a new hybrid zone with no secondary suites, and further height restrictions based on the results of neighbourhood consultation;

3. THAT Council direct staff not to pursue early termination of the Land Use Contracts in the subject neighbourhood; and

4. THAT Council direct staff to host a Neighbourhood Information Meeting (NIM) with the residents of Land Use Contract 58 (District of Abbotsford) on their preferred housing style and underlying Zoning at some point between 2019 and the its termination on June 30, 2024.

REPORT CONCURRENCE	
General Manager	**City Manager**
The General Manager concurs with the recommendation of this report.	The City Manager concurs with the recommendation of this report.

PURPOSE

This report is being brought forward to inform Council of the results of the Neighbourhood Information Meeting (NIM) for the subject neighbourhood regarding their preferred housing and underlying zoning of the neighbourhood, and look for direction from Council on possible Zoning Bylaw Amendments to the underlying Zoning of the neighbourhood.

SUMMARY OF THE ISSUE

In April of 2016, the City received a Land Use Contract (LUC) Discharge Application at 2090 Oakridge Dr., which is currently regulated by LUC 13 (District of Matsqui). LUC 13 and several other Land Use Contracts in the area (42, 49, 59, and 125) limit the use of the existing fee simple residential lots to an approved mobile home. The application was submitted to utilize the existing, underlying Urban Residential Zone (RS3) zoning, which would allow the construction of a conventional single family home with secondary suite. At the October 3, 2016 Regular Council Meeting, Council denied the application and directed staff to consult with the subject neighbourhood about the underlying zoning. This report is being brought forward to inform Council of the results of this consultation, and to receive direction on possible Zoning Bylaw Amendments to the underlying zoning in the neighbourhood.

BACKGROUND

OCP Designation: Urban 4 – Detached, and Open Space

Existing LUCs: Land Use Contracts 13, 42, 49, 59 and 125 (District of Matsqui)

Existing Underlying Zoning: Urban Residential Zone (RS3)

Surrounding Uses:

- N: City Parks and Abbotsford Traditional School, beyond which is Highway 1, zoned Parks, Open Space and School Zone (P2);
- S: Marshall Road, beyond which are Industrial properties zoned General Industrial (I2) and industrially designated properties zoned Agricultural One Zone (A1);
- E: Single Family lots with traditional homes zoned Urban Residential Zone (RS3) and Urban Estate Residential Zone (RS1), and Industrial properties Zoned General Industrial (I2); and
- W: Residential Industrial properties zoned (Residential Industrial (I1), which permit traditional single family homes and small scale industrial uses.

DISCUSSION

Land Use Contracts

1. The subject area is currently regulated by several Land Use Contracts, including LUC 13, 42, 49, 59 and 125.

   Land Use Contracts 13, 42, 49, 59 and 125 were registered between 1972 and 1976, for the purposes of facilitating a fee simple mobile home subdivision. Select lots were granted permission within the Land Use Contract to construct conventional single family homes (See Figure 6).

   Of the 168 residential lots within the subject Land Use Contracts, approximately 25 are currently conventional single family homes (15%), whereas approximately 143 are currently limited to mobile homes (85%). It is also important to note that the Land Use Contracts also permit additions and alterations to the approved mobile homes, and many have undergone

substantial alterations beyond a traditional mobile home. There is also one existing convenience store with existing Local Commercial (C1) underlying zoning, and three existing park properties with existing Parks, Open Space and School Zone (P2) Zoning.

2. In April of 2016, the City received a Land Use Contract (LUC) Discharge Application at 2090 Oakridge Dr., which is currently regulated by LUC 13 (District of Matsqui). The application was submitted to utilize the existing, underlying Urban Residential Zone (RS3) zoning, which would allow the construction of a conventional single family home with secondary suite. At the October 3, 2016 Regular Council Meeting, Council denied the application and directed staff to consult with the subject neighbourhood regarding the underlying zoning. This report is being brought forward to inform Council of the results of that neighbourhood consultation, and to request direction from Council on bringing forward subsequent Zoning Bylaw Map amendments to the underlying zoning in the neighbourhood.

Official Community Plan (OCP)

3. The 2016 Official Community Plan (OCP) does not contain a separate land use designation for mobile homes, but rather designates the subject properties as Urban 4 – Detached, which allows single family homes and accessory secondary suites at densities up to 25 units per hectare (an average of 400m² lot size). All of the existing lots under the subject Land Use Contracts are over 400m², and therefore in compliance with the density provisions of the Official Community Plan land use designation.

4. The 2016 Official Community Plan also supports the inclusion of secondary suites in all single detached dwellings, subject to the following criteria:

    - Not be on a cul-de-sac bulb;
    - Not be in a bareland strata;
    - Have a minimum frontage of 12m; and
    - Be located on a Collector or Local road, as shown on Maps 4 and 5.

5. The OCP therefore supports the inclusion of conventional single family homes with secondary suites (where the above criteria applies) in the subject neighbourhood.

Affordable Housing Strategy (Endorsed by Council November 7, 2011)

6. The 2011 Affordable Housing Strategy identifies several policy directions to ensure that "*all residents of Abbotsford live in safe, stable, appropriate housing that is affordable for their income level*." The strategy aims to achieved this through 5 objectives:

    - Preserve existing affordable housing;
    - Increase the supply of affordable housing;
    - Improve people's ability to afford housing;
    - Create complete, connected and livable neighbourhoods with diverse housing types and tenure; and
    - Pursue senior governments, community agencies, and the development industry for partnerships.

These 5 strategies are broken down further into several 'high priority' policies, which include encouraging the development of secondary suites in existing homes as mortgage helpers, encouraging a range of affordable housing options such as laneway and coach houses, as well

as encouraging the replacement of existing affordable units lost during redevelopment. So although the Affordable Housing Strategy supports the retention or replacement of existing affordable units, it also encourages the creation of secondary suites to improve people's ability to afford housing.

Bill 17 Update

7. On May 29th, 2014 Bill 17: Miscellaneous Statues Amendment Act, 2014, was passed by the Province. Bill 17 amended the *Local Government Act* (LGA) and *Community Charter.* One of the amendments to the LGA that will affect the City of Abbotsford is that all LUCs must be terminated by June 30, 2024. Therefore, all municipalities that have LUC's within their jurisdiction must have an underlying zone in place for each property regulated by a LUC by that time. The subject area has already established underlying zoning, which will be discussed further below.

Zoning History

8. The District of Matsqui established underlying zoning in the neighbourhood in 1985 with the adoption of the 1985 Matsqui Zoning Bylaw. At that time, the One Unit Residential Zone (RS-1) was assigned to the properties, as the most similar existing single family zone for this neighbourhood.

9. With the 1996 amalgamation of Matsqui and Abbotsford under the 1996 Abbotsford Zoning Bylaw, the One Unit Urban Residential Zone (RS3) was assigned to the properties, which was the most similar existing single family zone to the RS-1 under the 1985 Matsqui Zoning Bylaw. The RS3 Zone at that time did not permit secondary suites, which were not added as a permitted use in the Zoning Bylaw until 1998.

10. With the adoption of the 2014 Zoning Bylaw, the existing underlying RS3 Zoning for the neighbourhood remained in place, as a fee simply mobile home zone does not currently exist.

Legal Non-Conforming Uses

11. Section 533 of the Local Government Act (LGA) confirms that if, at the end of a land use contract authority (being the contract termination date, or expiry of the period of time specified by an order), land, or a building or other structure is lawfully used, and the use does not conform to a land use regulation bylaw (Zoning Bylaw) that becomes applicable with the Land Use Contract's termination, the use may be continued as a legal non-conforming use.

12. Section 531 of the LGA states that a structural alteration or addition must not be made in or to a building or other structure while a non-conforming use is continued in all or any part of it, unless approved through a Board of Variance. Furthermore, Section 532 of the LGA states that if a building or other structure, the use of which does not conform to the provisions of a land use regulation bylaw (Zoning Bylaw), is damaged or destroyed to the extent of 75% or more of its value above its foundations, the structure must not be repaired or reconstructed except for a conforming use in accordance with the bylaw.

13. Therefore, if the City does not amend the underlying zoning prior to the termination of Land Use Contracts in 2024, the neighbourhood would currently fall into the existing underlying

RS3 Zone. In that potential scenario, the mobile homes would be permitted to remain as legal non-conforming uses, however if they were ever destroyed beyond 75%, or removed from the site, they could only be reconstructed in accordance with the Zoning Bylaw. As mobile homes are not permitted as a Single Detached Dwelling in the urban residential zones, this would therefore require the construction of a conventional single family home.

Neighbourhood Consultation

14. On May 8, 2017 Council directed staff to commence with a Neighbourhood Information Meeting with residents of the subject area, to gain input regarding the preferred future zoning for the neighbourhood. At that time, staff suggested the consultation include discussion on the following options:

    Option 1 (Note: shown as Option C in section 16):

    Leave the existing underlying RS3 zoning in place.

    Option 2 (Note: shown as Option B in section 16)

    Change the underlying zoning to reflect the permitted uses of the Land Use Contract (mobile homes). This could also include an amendment to the underling zone for the existing conventional single family homes in the neighbourhood from RS3 to RS3-A, which prohibits secondary suites (consistent with the LUCs).

    Option 3 (Note: shown as Option A in section 16)

    Change the underlying zoning of all lots in the neighbourhood to permit either a fee simple mobile home, or a conventional home on the lands. The conventional homes could also include height or density restrictions to mitigate impacts in the neighbourhood, while also legitimizing the mobile homes which remain (and permit replacement as need be).

    All three options are consistent with current OCP land use designation.

15. In accordance with Council's endorsement of this consultation approach, on November 1, 2017, staff hosted a Neighbourhood Information Meeting (NIM) at Abbotsford Traditional School. All owners and residents within the five (5) Land Use Contracts were sent a postcard, inviting them to participate in this discussion, which included three interactive poster boards asking 6 questions centered around the options outlined above (Figures 8-10), as well as comment sheets which offered individuals an opportunity to provide further written feedback. As outlined on Figure 8, each person attending the NIM was given six colour coded stickers (one for each question), based on the criteria outlined below:

    - Green: resident of the subject neighbourhood;
    - Yellow: not a resident, but own property in the subject neighbourhood;
    - Blue: resident of Abbotsford, but neither own or live in the subject neighbourhood; and
    - Red: Other

    Persons attending the NIM were asked to use the stickers to rank each of the 6 questions presented on poster boards from 'Strongly Like' to 'Strongly Dislike', based on their

preference for the underlying zoning of the neighbourhood. All attendees were required to sign in upon arrival, and for those who identified as a resident or owner, their address was recorded to keep track of the number of attendees by property (Attachment A). No more than 3 individuals attended the meeting from any one address in the neighbourhood.

According to the Sign in Sheet, 93 people attended the NIM, 74 of which (80%) listed an address in the subject neighbourhood as their residence, while 19 did not (Figure 7).

Neighbourhood Consultation Results

16. Board 1: 'ZONING' (Figure 8) – This board Included the three underlying zoning options identified by staff in the May 8, 2017 Council Report, which were presented at the NIM as Options A-C:

- **Option A: Hybrid Approach:** This approach would involve changing the underlying zoning of all residential lots in the neighbourhood to permit either a mobile home, OR a conventional single detached home on the lands with height restrictions (i.e. 2 storeys) to mitigate impacts in the neighbourhood;

Residents of Consultation Area					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
6	1	1	2	67	77
7.8%	1.3%	1.3%	2.6%	87.0%	100%
Own Property in area - Reside elsewhere					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
2	0	0	0	0	2
100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Neither Own or Reside in Area - Abbotsford Resident					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
1	0	0	2	0	3
33.3%	0.0%	0.0%	66.7%	0.0%	100.0%
Other					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
0	0	0	1	0	1
0.0%	0.0%	0.0%	100.0%	0.0%	100.0%

- **Option B: Mobile Homes Only:** This would involve changing the underlying zoning to reflect the permitted uses of the current Land Use Contracts (LUCs);

Residents of Consultation Area					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
39	1	3	4	26	73
53.4%	1.4%	4.1%	5.5%	35.6%	100%
Own Property in area - Reside elsewhere					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
2	0	0	0	0	2
100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Neither Own or Reside in Area - Abbotsford Resident					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
0	0	0	1	13	14
0.0%	0.0%	0.0%	7.1%	92.9%	100.0%
Other					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
1	0	0	0	0	1
100.0%	0.0%	0.0%	0.0%	0.0%	100.0%

It appears that there was at least one individual who did not own or reside in the subject area placed all of their blue stickers in the 'Strongly Like' column for this question, which has artificially swayed the results for that category (based on the fact that three or less non-resident/owner votes were received for the other questions). Although the consultation approach was outlined in detail at the meeting, this may have been due to a misunderstanding from the individual.

- **Option C: Conventional Single Detached Homes Only:** The existing underlying RS3 Zoning would remain in place. This would allow conventional single detached home construction upon the expiration of the LUCs in 2024, and allow all existing mobile homes to remain on lots as legal non-conforming. The RS3 Zoning (Post LUC termination) would prohibit the placement of new mobile homes on the lands if the existing units were ever removed, or destroyed beyond 75% of the value above the foundation, as mobile home is not currently permitted as a single detached dwelling.

Residents of Consultation Area					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
50	0	0	1	16	67
74.6%	0.0%	0.0%	1.5%	23.9%	100%
Own Property in area - Reside elsewhere					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
0	0	0	0	3	3
0.0%	0.0%	0.0%	0.0%	100.0%	100.0%
Neither Own or Reside in Area - Abbotsford Resident					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
2	0	0	0	0	2
100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Other					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
0	0	0	0	1	1
0.0%	0.0%	0.0%	0.0%	100.0%	100.0%

Board 1 Summary: It is staff's opinion that the results of this consultation board regarding zoning indicate a strong desire from residents of the neighbourhood to see a Hybrid approach applied to the underlying zoning of the neighbourhood, which would enable either a mobile home or conventional single detached home (with size restrictions) to be placed/constructed in the neighbourhood.

17. Board 2: 'SECONDARY SUITES' (Figure 9) – explained the Official Community Plan (OCP) policy supports the inclusion of secondary suites in the Urban 4 – Detached land use designation (applicable here), subject to the following criteria:

- Lot must have 12m of frontage;
- Lot must be at least 400m² in area;
- Lot cannot be in the bulb of a cul-de-sac;
- Lot cannot be located in a bareland strata subdivision; and
- Lot must be located on collector or local road.

Residents were then asked: *"If single family homes are permitted as a result of this ongoing initiative, should secondary suites be permitted in accordance with OCP policy?"*

Residents of Consultation Area					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
59	2	2	1	14	78
75.6%	2.5%	2.5%	1.3%	17.9%	100%
Own Property in area - Reside elsewhere					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
0	0	0	0	3	3
0.0%	0.0%	0.0%	0.0%	100.0%	100%
Neither Own or Reside in Area - Abbotsford Resident					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
1	2	1	0	0	4
25.0%	50.0%	25.0%	0.0%	0.0%	100%
Other					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
0	0	0	0	1	1
0.0%	0.0%	0.0%	0.0%	100.0%	100%

18. Board 3: 'EARLY TERMINATION OF LAND USE CONTRACT (LUC)' (Figure 10) – This board posed two questions:

- The Provincial Government of BC passed legislation that will terminate all LUCs within BC on June 30, 2024. Do support the LUC remaining in place until June 30, 2024?

Residents of Consultation Area					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
18	0	2	1	52	73
24.6%	0.0%	2.7%	1.4%	71.2%	100%
Own Property in area - Reside elsewhere					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
0	0	2	0	1	3
0.0%	0.0%	66.6%	0.0%	33.3%	100%
Neither Own or Reside in Area - Abbotsford Resident					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
0	0	0	1	3	4
0.0%	0.0%	0.0%	25.0%	75.0%	100%
Other					
Strongly Dislike	Dislike	Neutral	Like	Strongly Like	Total
1	0	0	0	0	1
100.0%	0.0%	0.0%	0.0%	0.0%	100%

- If you support the City Commencing with early termination of the LUC when should this commence?

Residents of Consultation Area				
Within 1 year	1 to 2 years	2 to 4 years	June 30, 2024	Total
20	3	0	44	67
29.8%	4.5%	0.0%	65.7%	100%
Own Property in area - Reside elsewhere				
Within 1 year	1 to 2 years	2 to 4 years	June 30, 2024	Total
0	0	3	0	3
0.0%	0.0%	100.0%	0.0%	100%
Neither Own or Reside in Area - Abbotsford Resident				
Within 1 year	1 to 2 years	2 to 4 years	June 30, 2024	Total
0	0	1	2	3
0.0%	0.0%	33.3%	66.6%	100%
Other				
Within 1 year	1 to 2 years	2 to 4 years	June 30, 2024	Total
0	1	0	0	1
0.0%	100.0%	0.0%	0.0%	100%

Consultation Results Summary:
In accordance with the resolution from Council to consult with residents of the subject neighbourhood regarding the underlying zoning of the neighbourhood, the following is a summary of the consultation results:

- 77% of residents prefer the underlying zoning of the neighbourhood to be amended from RS3 to a new hybrid zone, which would permit either a mobile home, OR a conventional single detached home on the lands with height restrictions (i.e. 2 storeys). With removal of the existing mobile homes, the resident would therefore be able to replace the mobile home, or construct a conventional single detached home (with size restrictions);

- 76% of residents strongly dislike the addition of Secondary Suites in the neighbourhood; and

- 71% of residents would prefer the Land Use Contract to remain in place until its ultimate termination June 30, 2024.

Based on this clear preference from the residents of the 5 Land Use Contracts, staff recommend that Council authorize staff to bring forward subsequent Zoning Bylaw amendments to change the underlying zoning of the neighbourhood to a new hybrid zone, that would allow both mobile homes and two storey conventional homes, without secondary suites. Staff also recommend that early termination of the existing Land Use Contracts in the neighbourhood not be pursued.

Land Use Contract 58 (District of Abbotsford)

19. Although this neighbourhood is relatively unique in Abbotsford, there is one other existing neighbourhood in Abbotsford which faces a similar situation (Figure 13). Land Use Contract 58 also limits housing on the fee simple lots to an approved mobile home, with an underlying zoning of Urban Residential Zone (RS3). Unlike the Oakridge neighbourhood, no applications have been presented to Council here, and the neighbourhood is likely unaware of the implications of Bill 17, and the underlying zoning. Regardless of the outcome of this report, staff recommend that Council provide direction for staff to commence with a Neighbourhood Information Meeting (NIM) with the residents of LUC 58 regarding their preferred housing, and underlying zoning of their neighbourhood, so that this other neighbourhood can be consulted with in an organized and timely manner.

Communication Plan

Should Council direct staff to bring forward Zoning Bylaw Amendments for the subject neighbourhood, the City will notify in writing the owners and occupiers of all properties in the neighbourhood, as well as all properties within a 100m radius in the urban area, and 500m radius in the ALR, of the date of the associated Public Hearing meeting date, time and location, in accordance with the Development Application Procedures Bylaw.

FINANCIAL PLAN IMPLICATION

No financial plan implications are anticipated.

Rajat Sharma

Rajat Sharma
General Manager, Finance and Corporate Services
Signed 2/2/2018 5:22 PM

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

The potential zoning amendment is consistent with the Four Cornerstones of Council's 2015-2018 Strategic Plan, through recognizing the critical role that community education and engagement serves, making development decisions based on our long-term strategies and not being swayed from our community vision by short-term gains, while recognizing the importance of certainty in community building and that our rules and bylaws are critical to protecting the livability of our city.

SUBSTANTIATION OF RECOMMENDATION

Staff recommend that Council authorize staff to bring forward subsequent Zoning Bylaw amendments to change the underlying zoning of the neighbourhood to a new hybrid zone, based on the results of neighbourhood consultation, as outlined in this report. Staff suggest that this zone should prohibit secondary suites and contain height restrictions, and early termination of the Land Use Contracts in the neighbourhood not be pursued.

Nick Crosman

Nick Crosman
Assistant Planner
Signed 1/31/2018 3:37 PM

Darren Braun

Darren Braun
Director, Development Planning
Signed 2/2/2018 4:46 PM

Siri Bertelsen

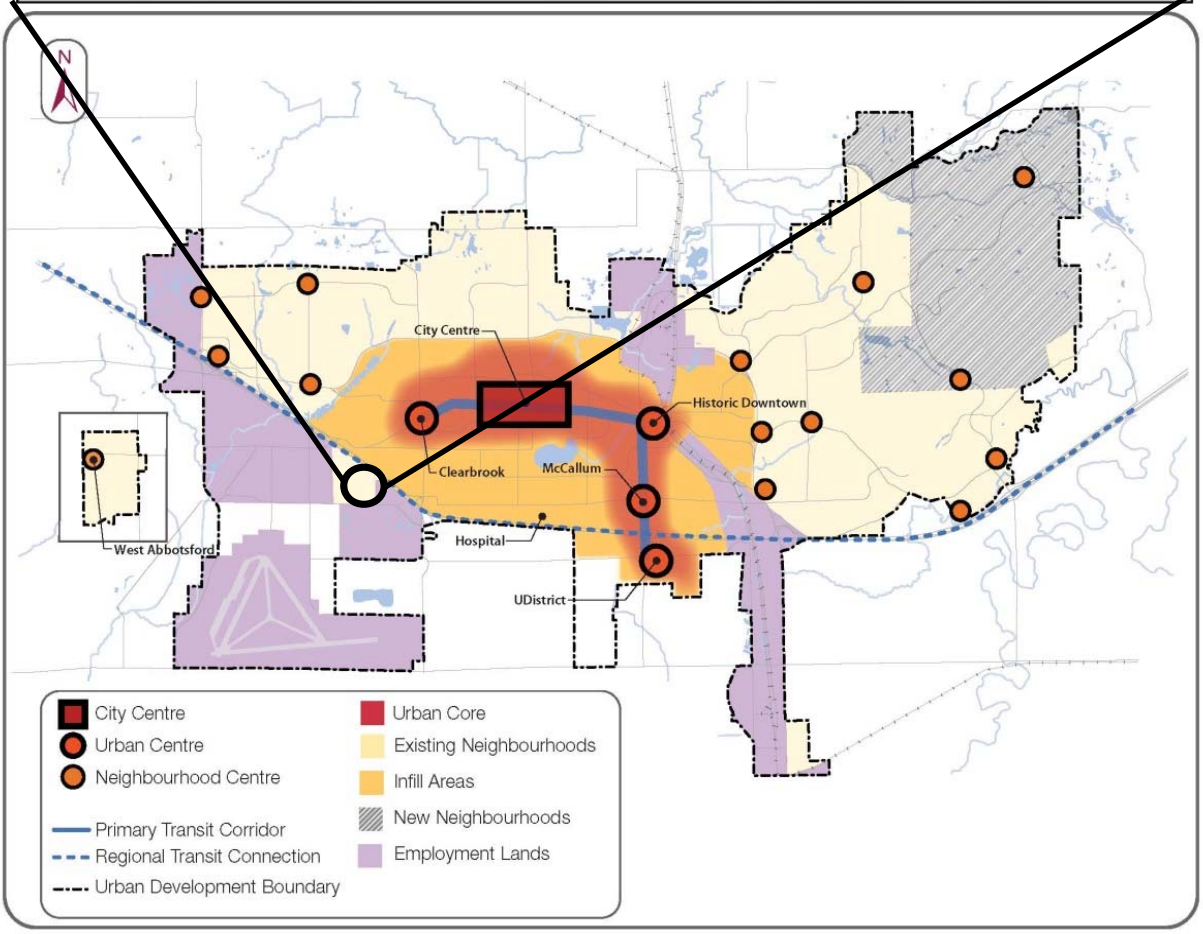
Siri Bertelsen
General Manager, Planning and Development Services
Signed 2/9/2018 10:08 AM

ATTACHMENTS:

Figures
Attachment A - NIM Comment Sheets

City Context Plan
File: ZB-018 Location: Oakridge Area







Attachment: Figures (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information Meeting Follow Up Report)

ABBOTSFORD
Planning and Development Services

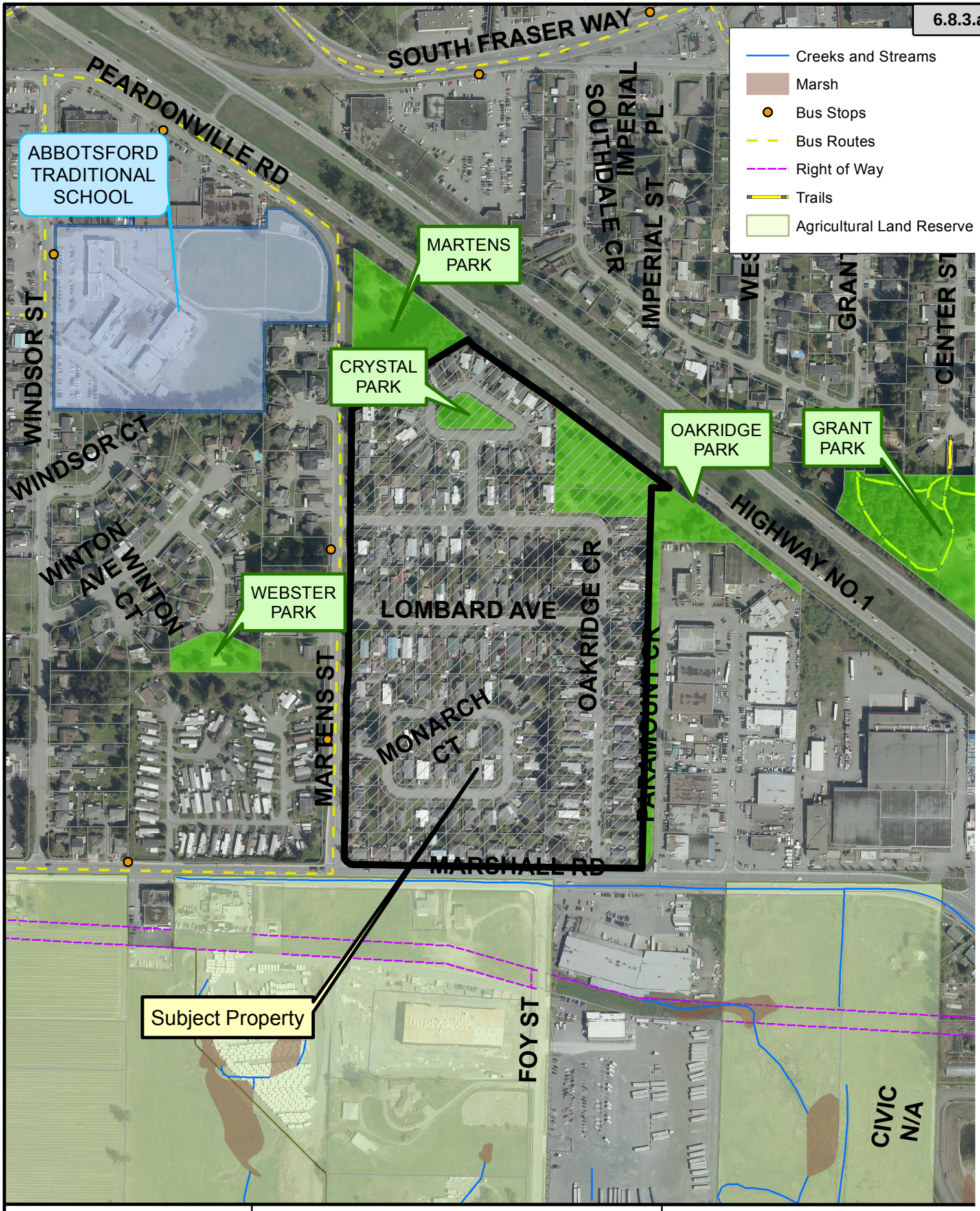
Oakridge Area

Figure 1 - Location Plan
File No.: ZB-018

50 0 150
Meters

N

Date



Attachment: Figures (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information Meeting Follow Up Report)

ABBOTSFORD
Planning and Development Services

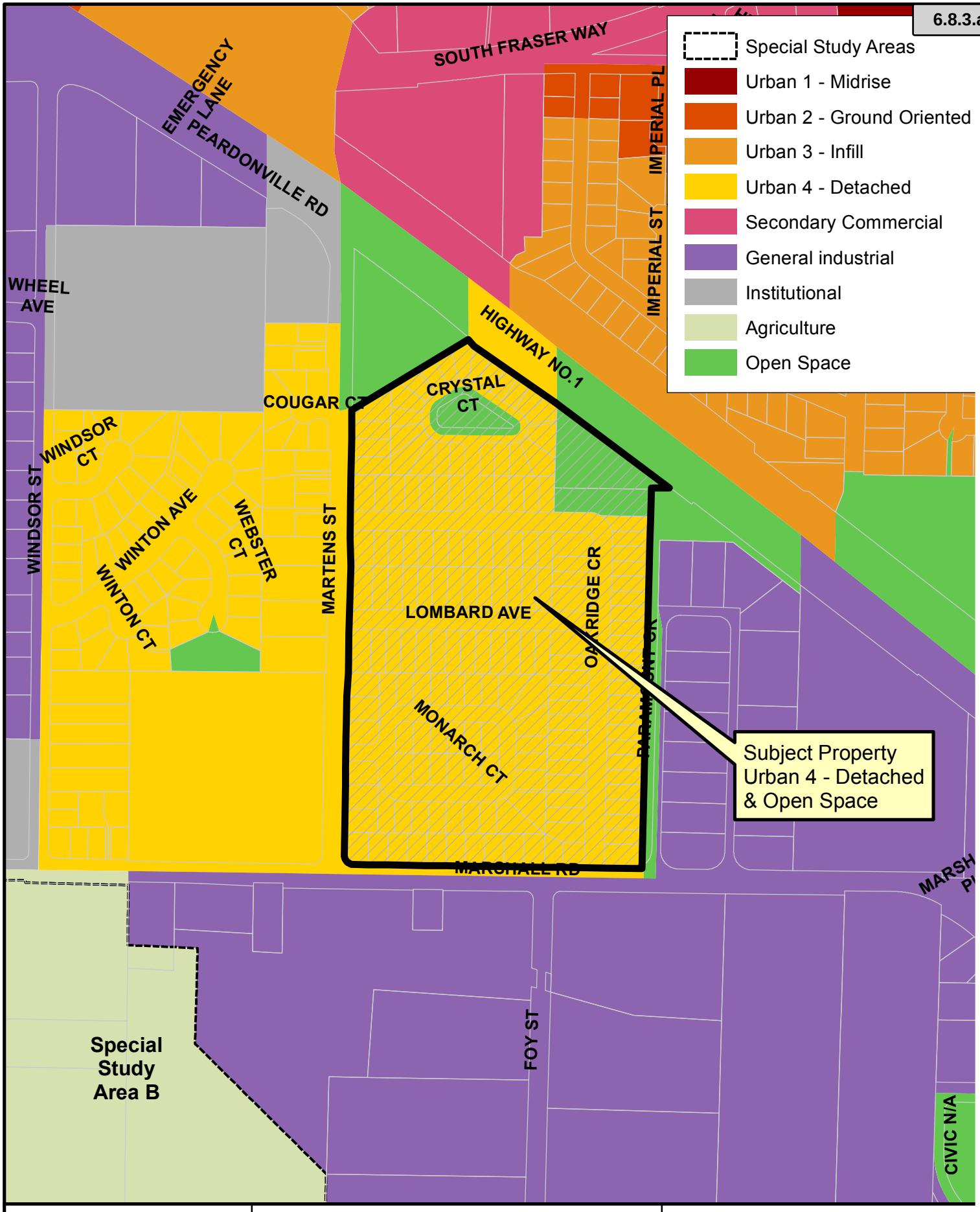
Oakridge Area

Figure 2 - Context Plan
File No.: ZB-018

50 0 150
Meters

N

Date



Attachment: Figures (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information Meeting Follow Up Report)

ABBOTSFORD
Planning and Development Services

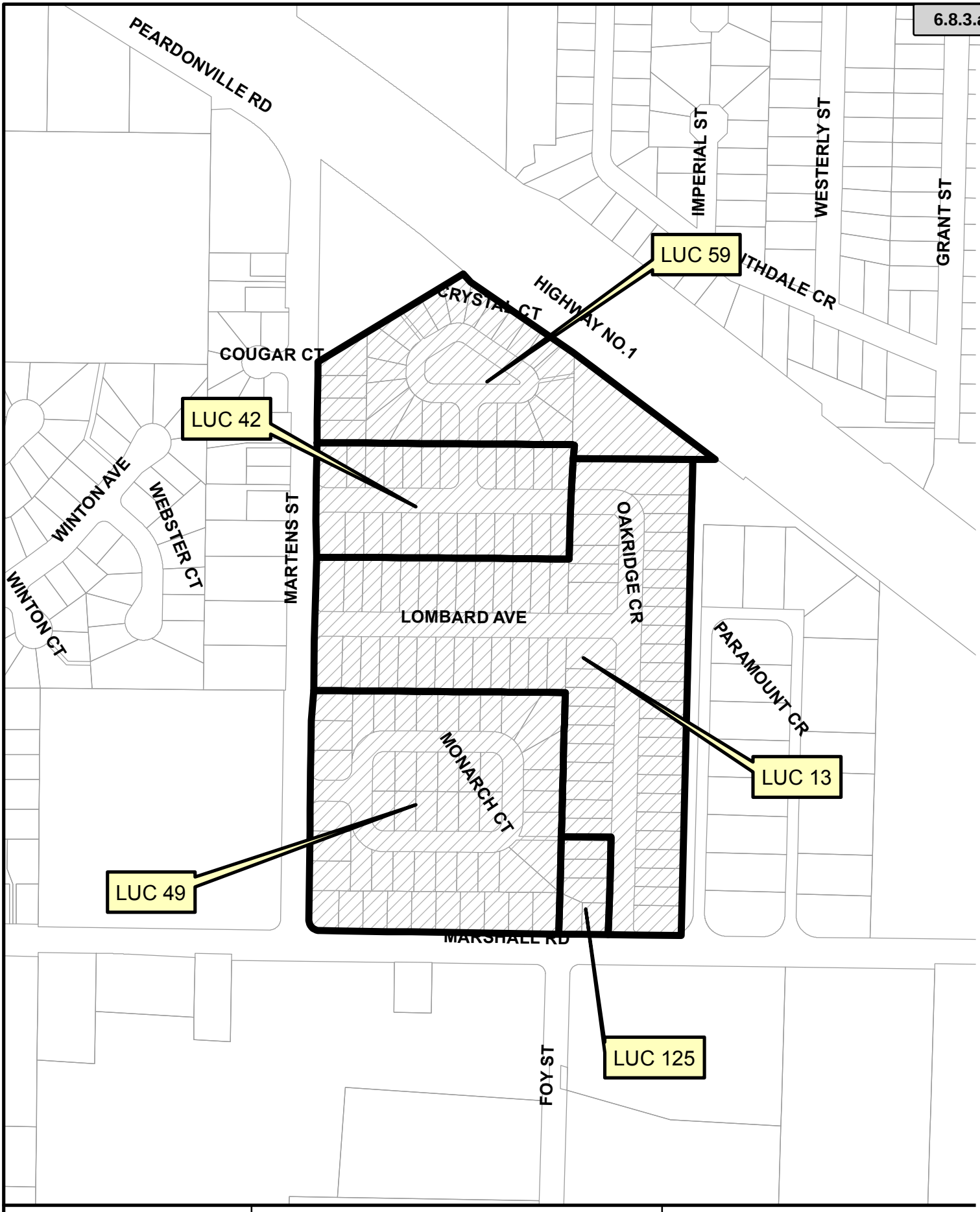
Oakridge Area

Figure 3 - Official Community Plan
File No.: ZB-018

50 0 150 Meters

N

Date



ABBOTSFORD
Planning and Development Services

Oakridge Area

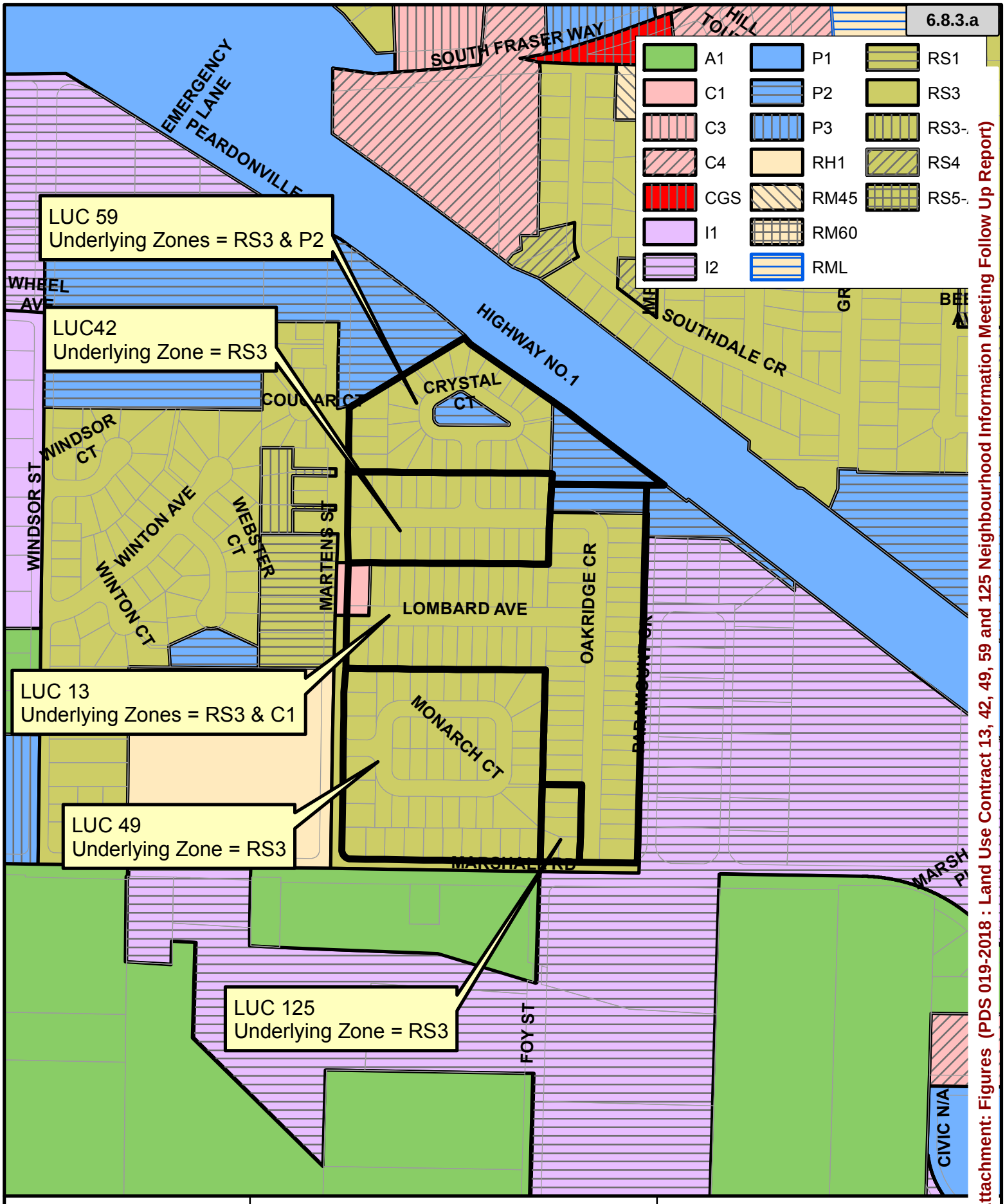
Figure 4 - Existing Land Use Contra
File No.: PZB-018

50 0 100 Meters

N

Date

Attachment: Figures (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information Meeting Follow Up Report)



Attachment: Figures (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information Meeting Follow Up Report)

ABBOTSFORD
Planning and Development Services

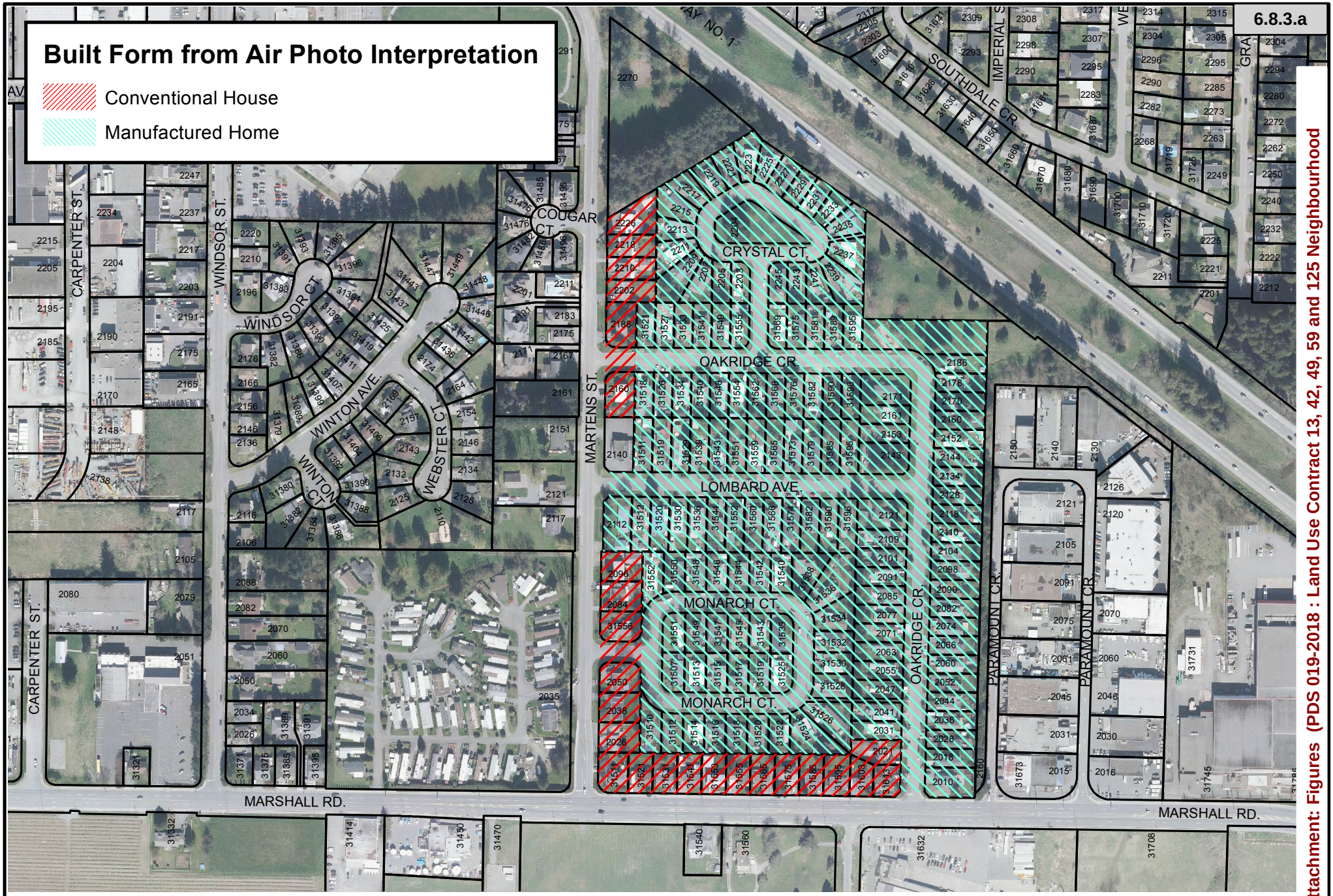
Oakridge Area

Figure 5 - Existing Underlying Zoning
File No.: ZB-018

50 0 150 Meters

N

Date



Attachment: Figures (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood

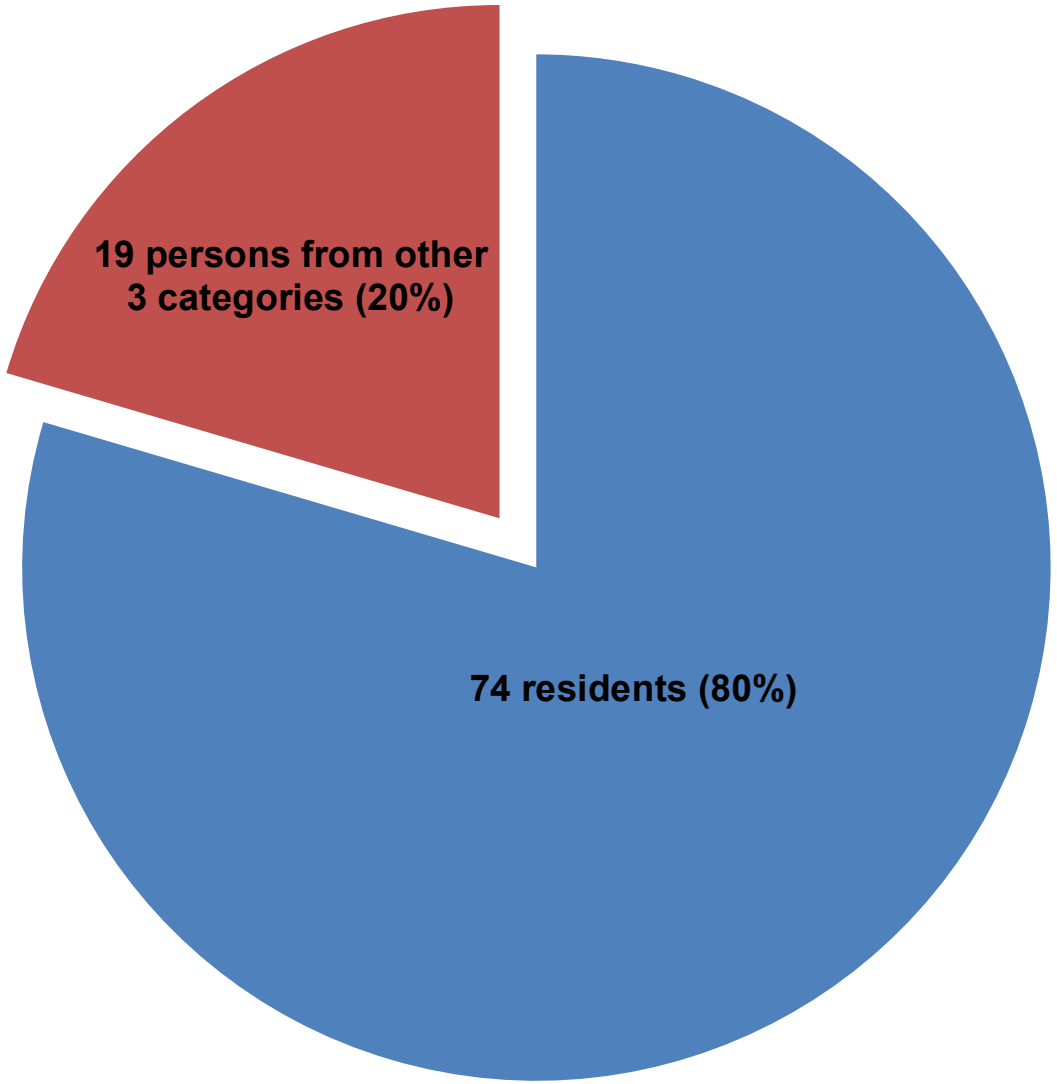
ABBOTSFORD
Planning and Development Services

Lombard Avenue & Oakridge Crescent

Figure 6 - Mobile/Conventional Homes in LU
File No.: ZB-018

N | Date

NEIGHBOURHOOD INFORMATION MEETING



74 residents
19 from other 3 categories
93 total attended

Attachment: Figures (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood

ABBOTSFORD
Planning and Development Services

Oakridge Area

Figure 7 - Introduction Board
File No.: ZB-018

N | Date

WE WANT YOUR INPUT!

How to provide feedback on the ideas ...

1. Review the Background Information boards.
2. Read the questions for each topic on the consultation boards.
3. Place a dot on the answer you most agree with.
4. Tell us more with a sticky note.

HELP US UNDERSTAND YOUR PERSPECTIVE ...

Staff will ask you at the sign-in table which coloured dot (described below) best represents you, and will provide you with 6 stickers to use on the consultation boards.

- I am a resident within the yellow boundary on the map
- I am not a resident in the yellow boundary on the map, but do own property there
- I am a resident of Abbotsford but I neither own or live in the yellow boundary on the map
- Other



ABBOTSFORD

Attachment: Figures (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood

ABBOTSFORD
Planning and Development Services

Oakridge Area

Figure 8 - Introduction Board
File No.: ZB-018

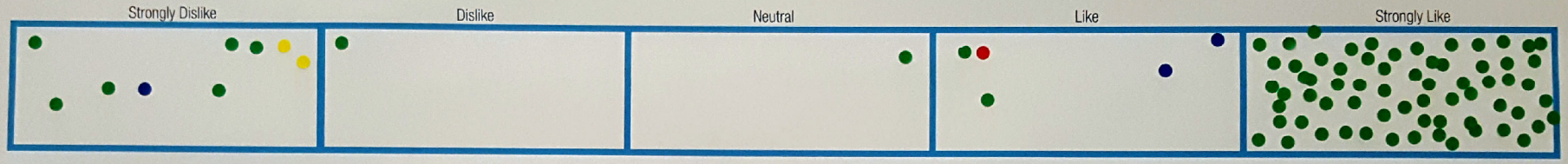
N | Date

ZONING

Please provide your feedback on each of the 3 potential options regarding changing the underlying Zoning in your Neighbourhood:

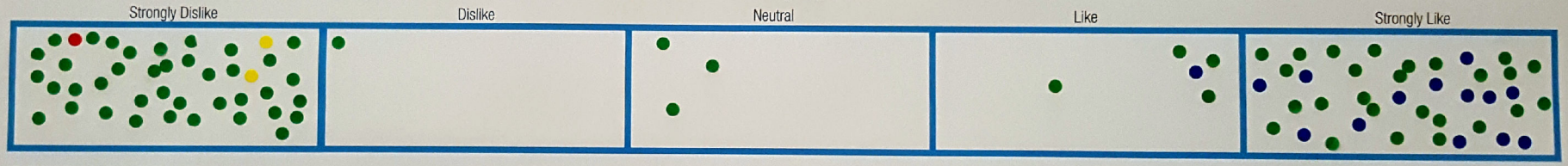
OPTION A: HYBRID APPROACH.

This would involve changing the underlying zoning of all lots in the neighbourhood to permit either a mobile home, or a conventional single detachedhome on the lands with height restrictions (i.e. 2 storeys) to mitigate impacts in the neighbourhood.



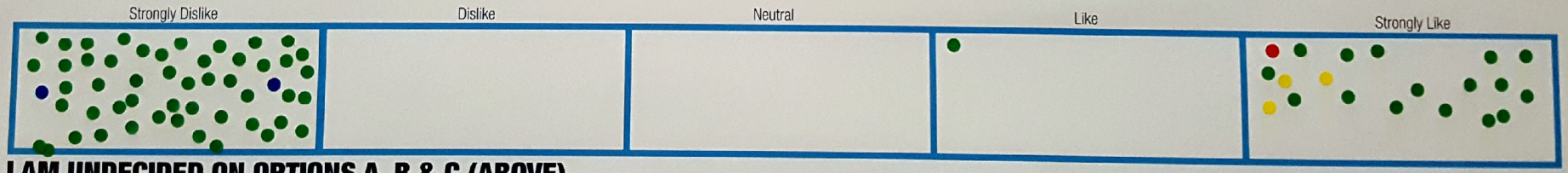
OPTION B: MOBILE HOMES ONLY.

This would involve changing the underlying zoning to reflect the permitted uses of the current Land Use Contract (LUC).



OPTION C: CONVENTIONAL SINGLE DETACHED HOMES ONLY.

The existing underlying RS3 zoning would remain in place. This would allow conventional single detached home construction upon the expiration of the LUCs in 2024, and allow all existing mobile homes to remain on lots as legal non-conforming. The RS3 Zoning would not allow the replacement of a new mobile home if ever removed, or if destroyed beyond 75% of the value above the foundation, as a mobile home is not currently permitted as a Single Detached Dwelling.



I AM UNDECIDED ON OPTIONS A, B & C (ABOVE)

ABBOTSFORD

Attachment: Figures (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood

ABBOTSFORD
Planning and Development Services

Oakridge Area

Figure 9 - Zoning Board
File No.: ZB-018

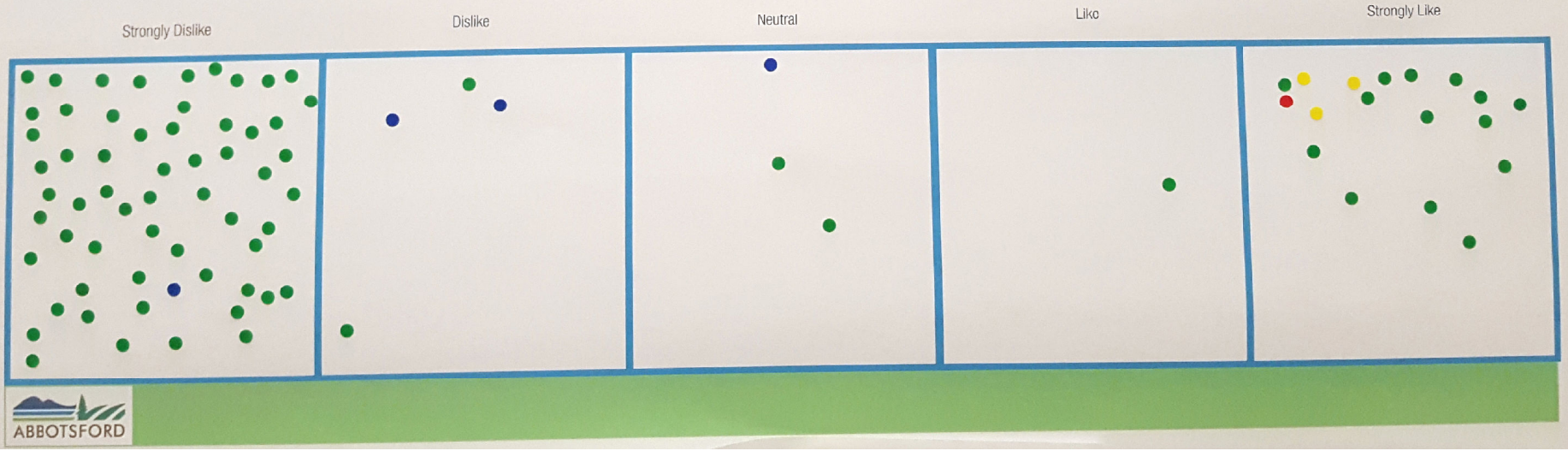
N | Date

SECONDARY SUITES

Official Community Plan (OCP) policy supports the inclusion of secondary suites in the Urban 4 - Detached land use designation (applicable here), subject to the following criteria:

- lot must have 12m frontage,
- lot must be at least 400m^2 in area,
- lot cannot be located in the bulb of a cul-de-sac,
- lot cannot be located in a bareland strata subdivision, and
- lot must be located on collector or local road.

If single detached homes are permitted as a result of this ongoing initiative, should secondary suites be permitted in accordance with OCP policy?



Attachment: Figures (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood

ABBOTSFORD
Planning and Development Services

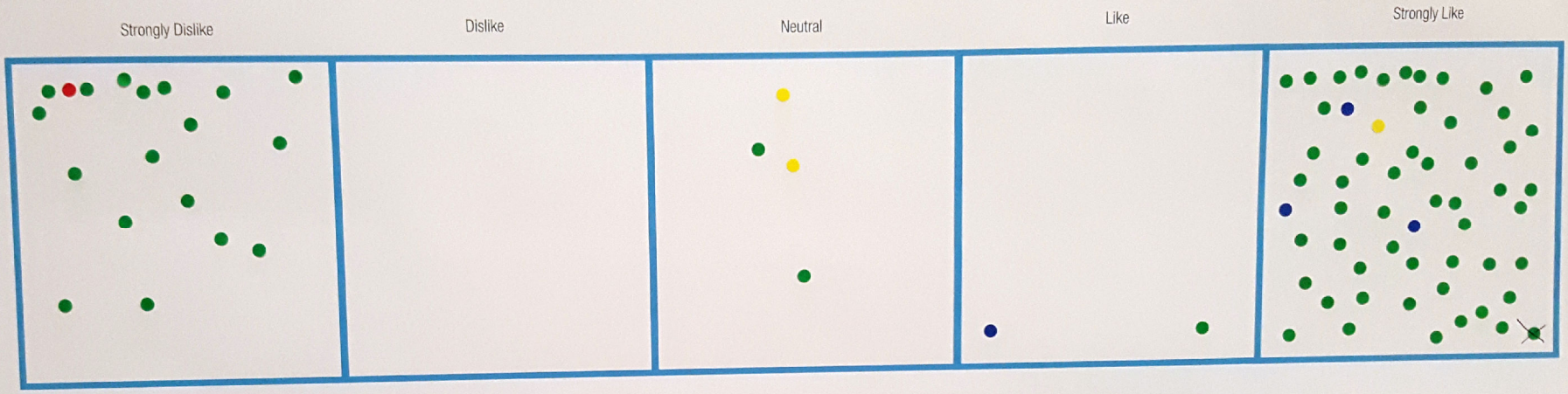
Oakridge Area

Figure 10 - Secondary Suites Board
File No.: ZB-018

N | Date

EARLY TERMINATION OF LAND USE CONTRACT (LUC)

The Provincial Government of BC passed legislation that will terminate all LUCs within BC on June 30, 2024. Do you support the LUC remaining in place until June 30, 2024?



If you support the City commencing with early termination of the LUC, when should this commence?



Attachment: Figures (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood

ABBOTSFORD
Planning and Development Services

Oakridge Area

Figure 11 - Early Termination Board
File No.: ZB-018

N | Date

87% - of residents strongly liked the Hybrid approach

76% - of residents strongly disliked Secondary Suites

71% - of residents strongly liked leaving the existing LUC's in place until they terminate in 2024

Attachment: Figures (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information Meeting Follow Up Report)

ABBOTSFORD
Planning and Development Services

Oakridge Area

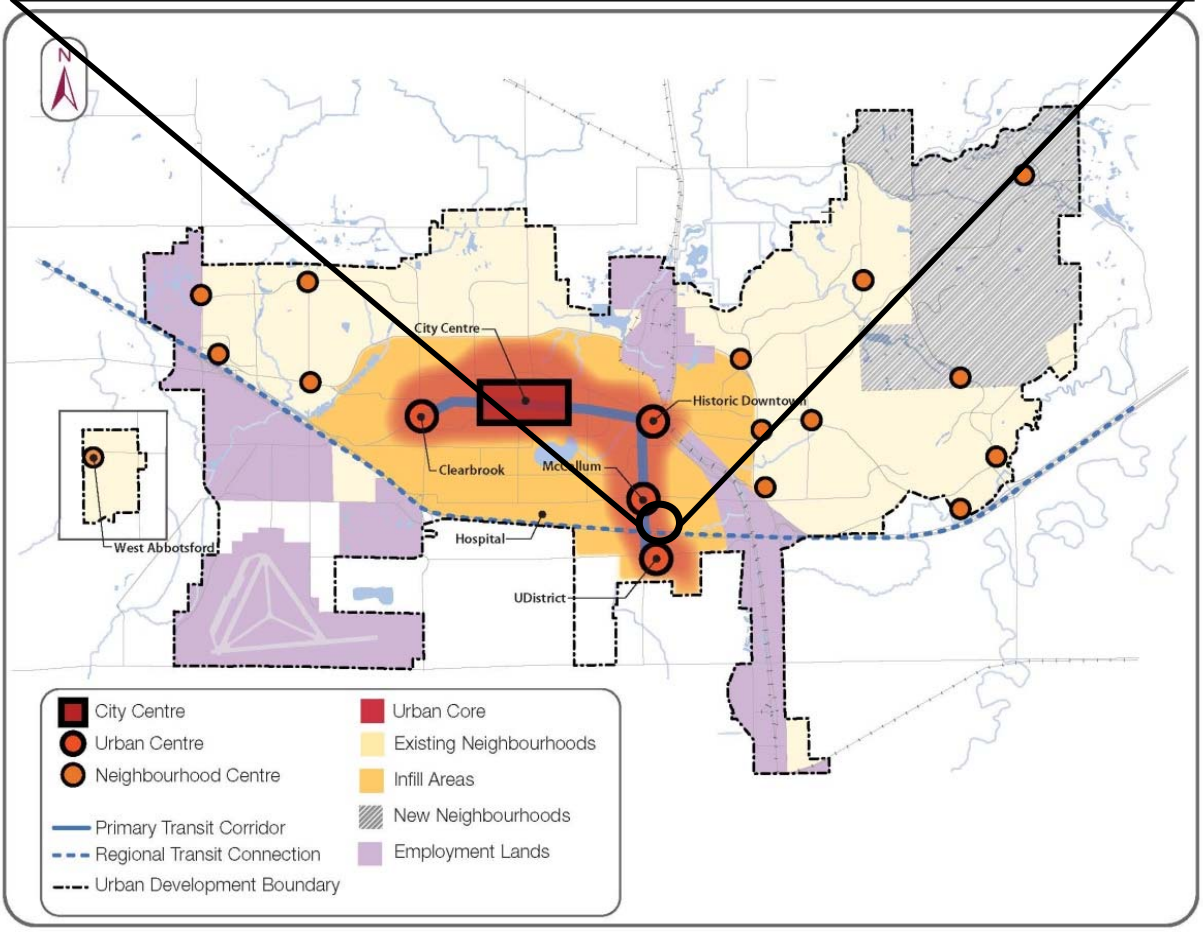
Figure 12 - NIM Results Summary
File No.: ZB-018

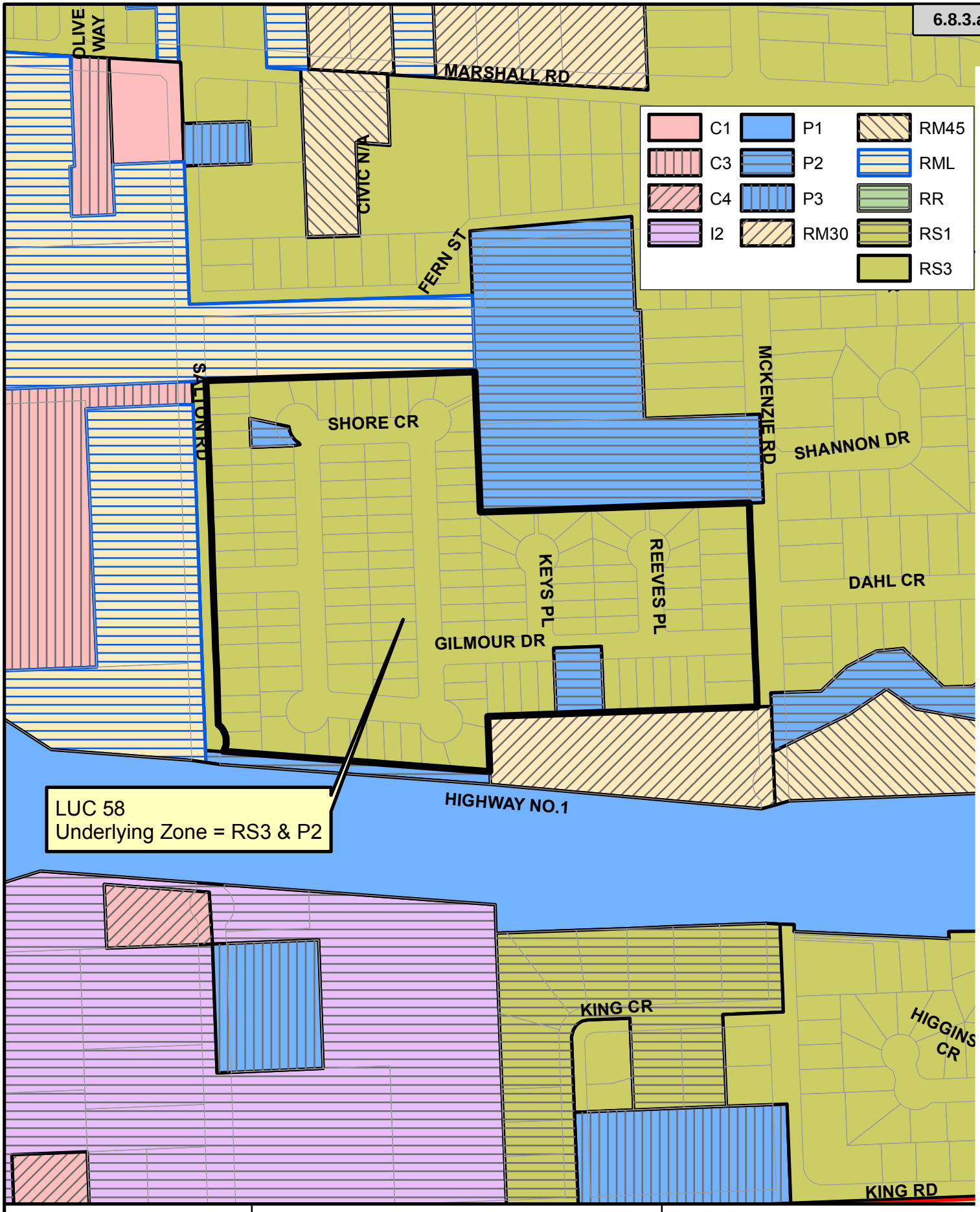
N

Date

City Context Plan
File: ZB-018 Location: Oakridge Area







Attachment: Figures (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information Meeting Follow Up Report)

ABBOTSFORD
Planning and Development Services

LUC 58

Figure 13 - Existing Underlying Zoni
File No.: ZB-018

50 0 50
Meters

N

Date

17

ABBOTSFORD

NEIGHBOURHOOD INFORMATION MEETING
SIGN IN SHEET

Date/Location: November 1, 2017 at Abbotsford Traditional School – 6:00 pm - 8:00 pm

Re: Neighbourhood Consultation for residents of LUC 13, 42, 49, 59 and 125 (PRJ16-067)

Property: Properties regulated by LUC 13, 42, 49, 59 and 125 (between Martens St., Marshall Rd, Paramount Cr. and Highway 1)

Name	Address	Phone Number
Karen Rempel	31530 lombard Ave	604-852-0377
GERALD REMPEL	31530 LOMBARD AVE.	604-852-0377
AMRITPAL SINGH	2026 Maninis	604-583-2694
Serita Bullock-Lind	31533 Oakridge Cres	604 309-0481
Richard Peachey	2044 Oakridge Cres	604 852-4650
[illegible]	2044 OAKRIDGE CR.	604-852-4
NICK LARDNER	31559 LOMBARD	604-746-2403
Ellen Lardner	31559 Lombard ave	604 746 2403
Wayne & Paula Hess	31525 Monarch Crt	604-220-9748
[illegible]	31596 Oakridge	604-504-3262
Larry Robertson	2128 Oakridge	604 557-0119
Terry Begemann	2036 Oakridge	604-644-8772.
Cody Cruise	2091 Oakridge Cr.	778-347-2468
Blondina Berg	31538 Monarch Crt	604 217 1073
Regina Dalton	33886 G. Ferguson	604 852 3219
Jennifer Beckman	31552 Monarch CT	778-880-1505

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

ABBOTSFORD

NEIGHBOURHOOD INFORMATION MEETING
SIGN IN SHEET

Date/Location: November 1, 2017 at Abbotsford Traditional School – 6:00 pm - 8:00 pm

Re: Neighbourhood Consultation for residents of LUC 13, 42, 49, 59 and 125 (PRJ16-067)

Property: Properties regulated by LUC 13, 42, 49, 59 and 125 (between Martens St., Marshall Rd, Paramount Cr. and Highway 1)

16

Name	Address	Phone Number
Judi Ofenbeck	31555 Oakridge Cres	604-302-7305
John Ofenbeck	31555 Oakridge Cres	250-517-0352
Lori Brown	2060 Oakridge Cr.	604 807 3840
Doug Brown	" "	" "
Jonathan Mills	31529 Lombard Ave	6048642801
Peggy Sou	31542 Monrovia	604 807-0445
Mark Polman	31573 Lombard	604 861-3158
Ross Siemens	35814 Graystone Dr.	604 855 6553
JSA HAMILTON	2171 Oakridge Cres	604-817-5266
Corina Milner	31581 Oakridge Cres	6021-776-4454
JOHN MILNER	31581 OAKRIDGE CRES	604.776.4454
KRIS	31526 Oakridge Cres	778.808.7387
Jim Van Dyk	37960 S. Parallel rd	604-852-6148
Melissa Hugh	31555 Marshall	604-850-3500
Kristin Wells	2041 Oakridge Cres	604-853-4066
Andrew Wells	2041 Oakridge Cres	604-861-3181

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

ABBOTSFORD

NEIGHBOURHOOD INFORMATION MEETING
SIGN IN SHEET

Date/Location: November 1, 2017 at Abbotsford Traditional School – 6:00 pm - 8:00 pm

Re: Neighbourhood Consultation for residents of LUC 13, 42, 49, 59 and 125 (PRJ16-067)

Property: Properties regulated by LUC 13, 42, 49, 59 and 125 (between Martens St., Marshall Rd, Paramount Cr. and Highway 1)

16

Name	Address	Phone Number
MERRICK SANDHU	14358 82B AVE	604-379-6080
ROY CARVER	31545 OAKRIDGE	778-552-5408
BILL COLWELL	31541 OAK RIDGE	6048503966
Lance McEwan	2221 crystal ct	604 557 0204
Kenzie McEwan	2221 crystal ct	604 557 0204
Duane Wiebe	34720 7th Avenue	604 855 0515
Madison Begemann	2036 oakridge crescent	604-644-8772
PAUL ASLADE	31543 LONGAAR	604 825 0824
DOREEN JOHNSON	31582 Oakridge	604-512-5288
LEONA KAZMAR	31530 MONARCH	778-775-0076
KURTIS HOLLY	" "	604-855-7516
LEN BECKMAN	31552 MONARCH	778-868-8005
Karl Janzen	2549 Ross rd.	604 313-9518
Dana Robinson	31536 Monarch	604-9968272
Doreen Hildebrandt	2229 Crystal Ct.	604-852-1631
Debbie Verwey	2237 Crystal Ct	604 864 0393

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

ABBOTSFORD

NEIGHBOURHOOD INFORMATION MEETING
SIGN IN SHEET

Date/Location: November 1, 2017 at Abbotsford Traditional School – 6:00 pm - 8:00 pm

Re: Neighbourhood Consultation for residents of LUC 13, 42, 49, 59 and 125 (PRJ16-067)

Property: Properties regulated by LUC 13, 42, 49, 59 and 125 (between Martens St., Marshall Rd, Paramount Cr. and Highway 1)

Name	Address	Phone Number
GARY BOCA	30591 Steelhead Crt Abbotsford	604-857-3856
MANJ AUJLA	2236 Ridgeway St ABBOTSFORD	604 614-1450
DAN NAM	31518 OAKRIDGE	604-866-9709
AND FLAVELLE	3170 Hamm ST	604 870 4221
Kyle McConnell	31575 Oakridge Cr	604-614-3003
Denise MARTIN	2219 crystal ct	604 847 7800
Baylee Webster	2221 Crystal Crt	604 557 0204
Gail Robertson	3128 Oakridge Crn	604 557-0119
Marcel Begeman	2036 Oakridge	778 549 9915
ROBIN WINTEMUTE	2091 OAK RIDGE	778-344-1242
Gary Munro	2085 OAKRIDGE	604 859 8574
Linda Munro	2085 OAKRIDGE	604 859 8574
Cindy Schafer	2161 Mowbray Ct	778 808 6242
Gary Bone	73-30871 DEWDNEY	778 878 1014
B Falk	29985 Downs Rd	604 856 9339
MAYOR BRAUN	~~3380~~ CITY HALL	604-864-5500

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

ABBOTSFORD

NEIGHBOURHOOD INFORMATION MEETING
SIGN IN SHEET

Date/Location: November 1, 2017 at Abbotsford Traditional School – 6:00 pm - 8:00 pm

Re: Neighbourhood Consultation for residents of LUC 13, 42, 49, 59 and 125 (PRJ16-067)

Property: Properties regulated by LUC 13, 42, 49, 59 and 125 (between Martens St., Marshall Rd, Paramount Cr. and Highway 1)

Name	Address	Phone Number
JOHN BERG	31530 MONARCH CRT	6046152254
Pat PATTERSON	31566 - LOMBARD.	604 852 9492
Karen McKnight	31530 Monarch Crt	604-835-4111
NORMAN HANDFORD	2231 Crystal Crt	604 850-9581
LEN BAKER	31550 MONARCH CT	778-880-0412
Leslie Williams	31521 Oakridge Cres	604 850-6687
Jerry Bateman	31546 Monarch crt	604 854-6060
Caroline Fliss	2170 Oakridge Cres	604-855-7729
Trang Thi Pam	31526 monarch crt	778-552-2956
Shelley Mills	31529 Lombard Ave	604 864-2807
Judy Lue	31542 MONARCH	604-807-1178
HERB GAIDOSCIK	2227 CRYSTAL CRT	604-852-6717

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

ABBOTSFORD

NEIGHBOURHOOD INFORMATION MEETING
SIGN IN SHEET

9

Date/Location: November 1, 2017 at Abbotsford Traditional School – 6:00 pm - 8:00 pm

Re: Neighbourhood Consultation for residents of LUC 13, 42, 49, 59 and 125 (PRJ16-067)

Property: Properties regulated by LUC 13, 42, 49, 59 and 125 (between Martens St., Marshall Rd, Paramount Cr. and Highway 1)

Name	Address	Phone Number
[illegible]	30830 OSPREY DR.	604 852-8641
PAT PINKE	31535 MONARCH	604 855-3565
[illegible]	2170 Oakridge cres	604-855-7729
DAVE QUINN	2235 crystal crt	604 504-5994
Sandy Blue	3172 Gladwin	604 504-5537
Bob Blue	" "	
[illegible]	31546 Monarch Ct	604-372-0466
[illegible]	31521 Oakridge	778-552-5420
[illegible]	33944 Gilmore Dr	604-504-0810

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

ABBOTSFORD

NEIGHBOURHOOD INFORMATION MEETING
SIGN IN SHEET

6

Date/Location: November 1, 2017 at Abbotsford Traditional School – 6:00 pm - 8:00 pm

Re: Neighbourhood Consultation for residents of LUC 13, 42, 49, 59 and 125 (PRJ16-067)

Property: Properties regulated by LUC 13, 42, 49, 59 and 125 (between Martens St., Marshall Rd, Paramount Cr. and Highway 1)

Name	Address	Phone Number
HARRY HILDEBRAND	2229 Crystal Ct	604-852-1631
Erich Bouchard	31544 Monarch Crt	604 854 6060
David Gilding	2186 Oakridge Cres	604-308-7679
Bruce Brown	31528 Monarch ct	604 825-3137
WENDY KUZIE	2235 Crystal Crt	604-308-8970
NAM NGOC TRAN	31526 monarch crt	778-552-2936

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

COMMENT SHEET

ABBOTSFORD

November 1, 2017 – Neighbourhood Information Meeting

To consult with residents and owners of properties regulated by Land Use Contracts 13, 42, 49, 59 and 125 (many of which limit the housing type on the fee simple lots to an approved mobile home), regarding the underlying zoning of the neighbourhood, and potential for early termination.

Thank you for attending this neighbourhood information meeting. In addition to the message boards on display for feedback, we would appreciate any additional comments on the underlying zoning in the neighbourhood (Please note that all comments received become public and will be included in the Report to Council)

Background Information

- On May 29th, 2014 Bill 17: Miscellaneous Statues Amendment Act, 2014, was passed by the Province. Bill 17 amended the *Local Government Act* (LGA) and *Community Charter*. One of the amendments to the LGA that will affect the City of Abbotsford is that all LUCs must be terminated by June 30, 2024. Therefore, all municipalities that have LUC's within their jurisdiction must have an underlying zone in place for each property regulated by a LUC by that time.

- The City of Abbotsford established underlying zoning in the neighbourhood in 1996 with the amalgamation of Matsqui and Abbotsford under the 1996 Abbotsford Zoning Bylaw. At that time, the One Unit Urban Residential Zone (RS3) was assigned to the properties, as the most similar existing single family zone for this unique neighbourhood. The RS3 Zone at that time did not permit Secondary Suites, which were not added as a permitted use in the Zoning Bylaw until 1998. With the adoption of the 2014 Zoning Bylaw, the existing underlying RS3 Zoning for the neighbourhood remained in place, as fee simply mobile home zones do not currently exist.

- In April of 2016, the City received a Land Use Contract (LUC) Discharge Application at 2090 Oakridge Dr., which is currently regulated by LUC 13 (District of Matsqui). LUC 13 and several other Land Use Contracts in the area (42, 49, 59, and 125) limit the use of the fee simple residential lots to an approved mobile home (albeit select lots are granted permission within the LUC to construct a conventional single family home). The application was submitted to utilize the existing, underlying Urban Residential Zone (RS3) zoning, which would allow the construction of a conventional single family home with secondary suite. At the October 3, 2016 Regular Council Meeting, Council denied the application and directed staff to consult with the subject neighbourhood about the underlying zoning.

- On May 8, 2017, Council granted support for a follow up report brought forward by staff, to remove LUC 89 and 146 from the consultation, as those LUCs already permit conventional single family homes. At that time, staff informed Council of the following underlying zoning options to be discussed with residents:

Option 1: **Leave the existing underlying RS3 zoning in place.** This would allow conventional single family home construction upon the expiration of the LUCs in 2024, and allow all existing mobile homes to remain on lots as legal non-conforming. The RS3 Zoning would not allow the replacement of a new mobile home if ever removed, or if destroyed beyond 75% of the value above the foundations, as a mobile home is not currently permitted as a Single Detached Dwelling.

Option 2: **Change the underlying zoning to reflect the permitted uses of the Land Use Contract** (mobile homes). This could also include an amendment to the underling zone for the existing conventional single family homes in the neighbourhood from RS3 to RS3-A, which prohibits secondary suites (consistent with the LUCs).

Option 3: **Change the underlying zoning of all lots in the neighbourhood to permit either a fee simple mobile home, or a conventional home on the lands.** The conventional homes could also include height or density restrictions to mitigate impacts in the neighbourhood, while also legitimizing the mobile homes which remain (and permit replacement as need be).

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

LEAVE IT AS IT IS
PERMITTING MOBILE HOMES TO STAY

Name: PATRICK PATTERSON

Address: 31566 - LOMBARD AVE ABBOTSFORD. V2T 6M1

Phone: 604-852 94 92 E-mail: _____

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

My husband and I have no problem if people build in this area, however if a home is built there should be a size restriction to accomodate the existing neighbourhood.
Also if someone needs to replace their home, they should be allowed to bring in another Mobile home. I see this as a solution to everyone. This is not a area for larger homes with many tenants.

Name: Lori & Doug Brown
Address: ~~21~~ 2060 Oakridge Cres.
Phone: 604 807-3840 E-mail: loribrw@hotmail.co

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

NO TO RS3

YES TO OPTION 3

Name: GARY + LINDA MUNRO

Address: 2085 OAKRIDGE CRESCENT

Phone: 604 859 8574 E-mail: GLMUNRO@HOTMAIL.COM

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☒ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☒ Yes ☐ No

Comments:

MY MAIN CONCERNS ARE AS FOLLOWS

1. THE OPTION TO REPLACE OUR MOBILE HOME WITH ANOTHER MOBILE HOME, IF WE SO DESIRE. BUILDING A FULL SIZE HOUSE WOULD REQUIRE US TO OBTAIN A LARGE MORTGAGE. OUR NEIGHBORHOOD IS AFFORDABLE, HUGE HOUSES ARE NOT AFFORDABLE FOR YOUNG FAMILIES.

2. BASEMENTS SUITES ARE SMALL, EXPENSIVE, AND RUIN PARKING FOR HOME-OWNERS

Name: GERALD REMPEL

Address: 31530 LOMBARD AVE. ABB.

Phone: 604-852-0377 E-mail: grempel@rocketmail.com

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

→ WOULD LIKE TO SEE RS3 ZONING FOR ALL CONVENTIONAL HOMES ALREADY ~~FIT~~ EXISTING IN THE SUBJECT AREA SHOULD REMAIN THE SAME ZONING SINCE PROPERTIES CAN INCREASE DENSITY WITH THE SECONDARY SUITE AND STILL GIVE AMPLE AMOUNT OF SPACE FOR PARKING AND THE SIZES CONFORM TO ALREADY SET GUIDELINES.

Name: AMRITPAL SINGH

Address: 2026 MARTENS

Phone: 604-583-2694 E-mail:

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

I am extremely curious as to why the information for Option 1, 2 was changed on the "voting" board. I understand that people should read first but I did hear many confused people. They came in after reading or if you look on the other side of this form and 1, 2 & 3 are now ↓ ↓ ↓ & A This seems very suspicious to me!!

Name: Lori Brown

Address: 2060 Oakridge Cres.

Phone: 604 807-3840 E-mail: loribrown@hotmail.com

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

I would very much like Nick to explain to me his intentions

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

I support option 2

Name: Blondina Berg

Address: 31538 Monarch Court

Phone: 604 217 1073 E-mail: jbberg@telus.net

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public commen sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your persona information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

(1) I would like to have this neighbourhood released for LUC A.S.A.P. I am in #49

(2) create a new zoning designation to include suites; have modular/mobile as an option; also have traditional stick built. in others words all inclusive
- height and size restrictions should be established ie 2 storey and ft limits of floor space for the stick built home ie 3000ft² in may have basements
- single or double wide modular remain
- include carriage style along with stick built and even where there is a modular

(3) if no new designation I want RS3 to be the zoning

Name: Dana Robinson

Address: 31536 Monarch Court

Phone: 604-996-8272 E-mail: danalr@telus.net

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

It seems to me that the LUC keeps the values artificially low. I think that if the zoning allowed the building of conventional houses (with size & height restrictions), allowing suites and allowing the installation of new mobiles if so desired. I'm really in favor of absolute freedom of choice. If this requires a new zone, then make one. by all means!!

Name: Chuck Little

Address: 31536 Monarch Ct.

Phone: _____ E-mail: c.little@telus.net

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

GOVERMENT KEEPS TALKING ABOUT AFFORDABLE HOUSING, THIS IS AFFORDABLE HOUSING - THATS WHY WE MOVED HERE A YEAR AGO. TO LIVE A LITTLE CHEAPER AND STILL HAVE SOME LAND. WE LOVE THE AREA AND ~~ARE~~ NOT EXCITED ~~ABOUT~~ ABOUT PEOPLE BUILDING HUGE HOMES AND HAVING CARS ALL OVER THE PLACE LIKE OTHER NEIGHBORHOODS. WE GOT A GOOD THING HERE LEAVE IT ALONE

Name: JOHN BERG

Address: 31538 MONARCH CRT

Phone: 604 615 2254 E-mail: jberg@telus.net

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your persona information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☒ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☒ Yes ☐ No

Comments:

RS3 with mobile option.

Name: David Gilding

Address: 2186 Oakridge Cres.

Phone: 604-308-7679 E-mail: davidgilding19@gmail.com

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

RS3 with mobile option
option 3 with RS3.

Name: John Ofenbaek

Address: 31555 Oakridge Cr.

Phone: (250) 517-0352 E-mail: JJAKEL1@hotmail.com

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

Would like to see RS3 zoning remain with allowance for mobile & mobile replacement if necessary.

Name: Judi Olenbeek

Address: 31555 Oakridge Cres

Phone: 604-302-7305 E-mail: JJAKEL1@hotmail.

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

the scare tactic of if your house burns is a Bad road to drive. - scare tactic's really angle to a no good outcome for everyone.
- some change is good
- I bought my place knowing it would not grow a Costco either's - but ideal so to save me and minimize my taxes
- being able to replace with mobile, modular stick should be the owner's choice if one suffers a major disaster, fire or otherwise
- I bought for small country feel, not 3 storey and townhouses! & left House behind when I moved.

Name: Marcel Begemann.

Address: 2036 Oakridge Cr.

Phone: 778-549-9915 E-mail: Marcelhunter2@shaw.ca.

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

Name: Kyle McConnell

Address: 31575 Oakridge Cr

Phone: 604-614-3003 E-mail: Kylemcconnell42@hotmail.com

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments: I approve building houses with strict rules on height + size of each house. I think second suites are ok. to a certain size 2 bedrooms to help with the cost of mortage + etc with parking.

Name: Jerry A Bateman

Address: 31544 Monarch crt.

Phone: 604-854-6060 E-mail: Jercares @ hotmail.com

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

(1) I would like an answer to the historical question: Was there a Public Hearing or any kind of consultation in 1996 when the underlying zoni of RS3 was placed on our neighbourhood, or was this a unilateral actio by City staff?

(2) I understand that no limit was placed on the number of vote stick that could be given out for a single address, nor was there an age limit o who could vote. This seems highly inappropriate.

(3) The expectation was raised by Mayor Braun (repeatedly), and following his lead, by others (Councillor Siemens, Bill Flitton) that t Neighbourhood Information Meeting would be the place where sta would "specifically address the significant amount of misinformation" alleged have been circulated in our neighbourhood prior to the 2016 heari about 2090 Oakridge Crescent. Mayor Braun and Councillor Siemens bo indicated clearly that they were blaming Gerda Peachey for at lea some of this "misinformation" (though they didn't name her). BUT the sta I talked to (i.e. Darren Braun) was very clear that they would NOT being dealing with "misinformation" – their mandate was only Council Repo PDS055-2017, which does not authorize them to deal with "misinforma

(4) Only Option 2 will retain the existing character of our neighbourhood as one of the last areas of affordable housing in Abbotsford. The other options promote building of stick houses and the consequent increased assessment values leading to increased taxes on the neighbourhood in genera

Name: Richard Peachey

Address: 2044 Oakridge Crescent

Phone: 604-852-4650 E-mail: r.d.peachey@gmail.com

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public commen sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your persona information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

(5) The wording on the sticker boards should have been made avail to the information meeting. There should be no surprises of any kind come to vote on something.

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

I really just want to protect our existing neighbour. If change is to happen then I need to have the option of replacing my current mobile/modular home with a new one. What concerns me is if I am forced to replace with a building that is not a mobile my insurance policy will not cover that. Insurance covers the current building as it sits not what the by-laws say it has to be replaced with. Unless there is a by-law endorsement that allows for this which I doubt the insurance company will not allow given they will know there will be added cost to replace a mobile with the regular home ↓ we are then uninsured and at risk of losing our

Name: Terry Begemann

Address: 2036 Oakridge Cres, Abbotsford

Phone: 1604-644-8772 E-mail: trabbit1@shaw.ca

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments: (B.g question Are you willing to waste learning experiences for students on housing.)

I think it is ~~not~~ not fair for young kids like me to have this in our time, because when we get older it will be so much, and I think that we need decently affordable housing. Im 13 and Im worri that when I am of age to buy a house, it wont be ~~not~~ within my reach of price. How will I start my life when municiple gaernment is making the prices of housing go higher and higher. Are you allowing your students to not have housing while they are leaving and going to college or university. We need to keep some sections of abbotsford housing cheap for upcoming student

Name: Madison Catherine Begemann

Address: 2036 oakridge cresent Abbotsford

Phone: ~~1604 [illegible]~~ 1604-644-8772. E-mail: trabbit@shaw.ca

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

I bought my property in 2012, at that time I was not told that this property was in a RS3 zoning. So I replaced the existing mobile home with a modular home (built to regular house standards!) At least 3 further home owners have done the same since. Now I learn that under the RS3 zoning we should not have been allowed that. Maybe if the city changed RS3 to a designation that would allow it, the there would be no further need when the LUC ends in 2024

Name: Edgar Englert

Address: #31596 Oakridge Cresc.

Phone: 604 504 3262 E-mail: —

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

WE ARE VERY OPPOSED AND CONCERNED ABOUT THE POSSIBILITIES OF SECONDARY SUITES BEING INTRODUCED INTO OUR NEIGHBOURHOOD ALONG WITH THE ADDED TRAFFIC, CONGESTION & INCREASE OF CRIME.

Name: JOHN & CORRINA MILNER

Address: 31581 OAKRIDGE CRES

Phone: 604-776-4454 E-mail: milner13@shaw.ca.

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☒ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☒ Yes ☐ No

Comments:

I am the new home owner in this area, before I bought this house I don't know they house under the HLC. If I know I won't buy this house. Right now is no choice, because I already bought and still living in this old house for a firory. I hope in the future I can build my dream house.

Name: Wilson Ho

Address: 31546 Monarch Ct

Phone: 604-377-0466 E-mail: hyxman@gmail.com

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

No Comment.

Name: Kim Folk.

Address: 31526 Oakridge Cres

Phone: 778-552-5420 E-mail: KFolks@Shaw.ca.

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

(1) - Absolutely NO

(2.) - Possibly - if conventional homes are "conventional" and not "hotels"

(3.) I would agree to this if the conventional homes were limited to size and height not to permit "monster" homes and definately to have off street parking for all the vehicals associated with the home.

Name: Doreen Johnson

Address: 31552 Oakridge Cres.

Phone: 604-512-5258 E-mail: djohnson_cpinkus@hotmail.com

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

Name: Jonathan Mills

Address: 31529 Lombard Ave

Phone: 6048842801 E-mail: _____

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☑ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☑ Yes ☐ No

Comments:

I am opposed to RS3 as a whole. I was not told I was buying into this whole mess, and would have bought a condo.

I am in agreement with option 3

Name: Serita Bullock-Lind

Address: 31533 Oakridge Cresent

Phone: 604 309 0481 E-mail: Serita@shaw.ca

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☒ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☒ Yes ☐ No

Comments:

THE MEETING WAS WELL ATTENDED AND THE CITY STAFF WERE INFORMATIVE. THE SYSTEM OF CHOOSING YOUR PREFERENCE SEEMED SOMEWHAT AWKWARD. I WAS PLEASED THAT ADMITTANCE WAS MONITORED.
I AM STILL UNSURE OF WHETHER OR NOT I TRUST THIS COUNCIL TO LISTEN TO THE ~~OR~~ RATE PAYER'S AND FOLLOW THROUGH WITH THE OUT COME. AND HOW ARE THE RESULTS BEING TALLIED AND BY WHOM?
IS THERE AN AUDITING PROCESS?

Name: ROBIN WINTEMUTE

Address: 2091 OAKRIDGE CRES. ABBOTSFORD

Phone: 778-344-1242 E-mail: ROBIN.WINTEMUTE@GMAIL.COM

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☒ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☒ Yes ☐ No

Comments:

Do not allow RS3. We want to continue living in the neighbourhood the way it is. With RS3 we'll have very large houses taking up as much of the lot as they can a with a 2ndary suite, that will not only increase the vehicular traffic that is already basically a 1 way street, but it WOULD become a ONE lane street. Having modulars, mobiles and 3 level houses would detract from the aesthetics of the area. This needs very careful consideration as it would no only drive up land values, but also drive up property taxes. this could potentially make it unaffordable for us to live here and would force us to live in a more affordable, but less convenient place for us to l due to increased dri distances to work

Name: Cody Cruise

Address: 2091 Oakridge Cresc.

Phone: 778-347-2468 E-mail: orchidguy bc@gmail.com

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to ncrosman@abbotsford.ca or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public comment sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your personal information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Henry Braun and Ross Siemens — Their Failure to Follow Through

by Richard Peachey, 2044 Oakridge Crescent, Abbotsford

At the Regular Council meeting on October 3, 2016, Abbotsford mayor Henry Braun recommended having the neighbourhood meeting which is now being held on November 1, 2017. At that time Mayor Braun stated, "This neighbourhood information meeting would also **allow staff to specifically address the significant amount of misinformation that was circulated prior to the Public Hearing**. As I listened to the majority of the residents who spoke at the Public Hearing, my heart went out to many of them regarding the views that were expressed, some at the point of tears. **I was saddened that the misinformation caused angst and fear in many of those who spoke.**"

This is important because the mayor (along with Councillor Ross Siemens) blamed my wife, Gerda Peachey, for (at least some of) that alleged misinformation. Mayor Braun, in his October 6, 2016 email to Gerda, said this: "**Please know that we can publically address the issue of misinformation that you reference in your e-mail at the upcoming neighbourhood information meeting(s).**"

This exact wording was repeated again in Mayor Braun's November 10, 2016 email to Gerda.

Similarly, Councillor Siemens, in his October 11, 2016 email to me, wrote: "I received your request for a meeting to discuss this issue. **I believe that it is in everyone's best interest to address this at the public information meeting with the neighbourhood.**"

And again, City Clerk Bill Flitton, in his November 14, 2016 email to Gerda, reinforced this idea: "**The Mayor has responded to you on this matter in response to your emails to the Mayor, and Councillor Siemens, advising that clarification of the matter will be dealt with at the upcoming neighbourhood meetings to be conducted on the Land Use Contract issues.**"

But here we are at the November 1, 2017 "Neighbourhood Information Meeting," and there is no display or anything else that deals with Gerda Peachey's alleged "misinformation" to her neighbourhood.

Henry Braun and Ross Siemens: You have failed again. You have let us down again. It is past time for both of you to apologize to Gerda Peachey for your undocumented accusations against her.

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Discharge of LUC 13

My wife and I own a home at 2085 Oakridge Crescent.

If I under stand the RS3 underlying zoning, a 3 story home with a 2400 sq. ft. foot print could be allowed with multiple families living there .

The impact of this zoning is dramatic to say the least on what is now a quiet neighbourhood.

The current LUC restricts homes to trailers/modular homes, any new zone should allow for existing homes to remain until the land owner decides to change to a new structure.

New structures should include replacement with an approved modular home or a stick built home that is restricted to a 35% footprint of the lot size and limited to 2 stories above ground. If the new home includes a suite, adequate parking should be provided to keep parking off the street. (there are no sidewalks).

We encourage the early change to the LUC zoning, but oppose the underlying RS3 zone and propose an amended zoning that complements the lot sizes and neighbourhood that exists.

Gary and Linda Munro
2085 Oakridge Crescent

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Roy Carver
31595 Oakridge Crescent,
Abbotsford, BC V2A 6A6

November 1, 2017:

City of Abbotsford Planning Department,
Nick Crosman and to all whom it may concern:

Re: Neighbourhood Information Meeting for LUCs 13, 42, 49, 59 and 125

For clarity:

In good faith, the residents of these Land Use Contracts are attending this information meeting with the reasonable expectation that our views and opinions will be listened to.

No doubt, by now you have received several proposals as to the decision surrounding what zoning should be applied to these lots, once an LUC is terminated.

You have said "This consultation is being held to determine the type of housing the residents of the neighbourhood would prefer..." and this is what we expect.

What is not expected, nor do I find acceptable, is for the City to come to the meeting armed with three choices for us to choose from. That is not consultation, that is a guided poll, designed to obtain pre-determined results. Tonight's meeting must be a starting point, where our opinions- as they are offered- are taken back to planning for further consideration, not to implement one of the three set choices.

It has also been reported that the existing RS3 designation the City has on record for the area was not applied through the normally required legislated process, that of a Public Hearing. I will expect this to be the eventual outcome of this process, that the Planning Department will bring to Council the proper request for a Public Hearing for a Zoning By-Law before it can be implemented.

As for my own opinions on what I would like to see:
-maintenance of the right to continue to place manufactured homes on our properties.
-allow for the option of regular construction on site.
-place stringent limits on the footprint, setback, height and form, to conform with the existing feel of the neighbourhood, namely a low 2-story above-grade height limit, an option for up to a full-depth in-ground basement and sufficient room down one side of each property for parking access. Most, if not all of the properties are wide enough to allow this. Parking would be enhanced in this way*
-ONLY in-law suites allowed.

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

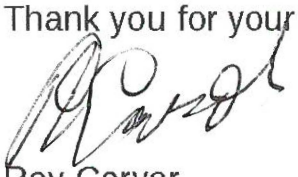
*I had occasion to examine the Land Use Contract at City Hall and found it was lacking a section, namely, the part that deals with off-street parking. Please have that information retrieved and made available.

ON ANOTHER NOTE: I want to advocate for a revision city-wide to the existing residential zones to allow for manufactured homes as an option as opposed to always stick-building.

The advantages in cost, shorter inconvenience during construction, the excellent quality control and construction standards of the industry, compared to houses built on site make this an option that should be available to anybody. Even the fact that they are built indoors makes them less susceptible to black mold contamination.

Once installed and de-registered, they become de facto houses, equivalent to houses built on site.

Thank you for your consideration.



Roy Carver

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

2

Wen Nov 1st is to consult with residents on the type of housing in 2024

(1) No Voting on stopping land Use Contract 13, 42, 49, 59 + 125. Nov 1st 2017

(2) If Voting is to be done one vote per trailer Lot. Proof of ownership must be done to cast vote. The vote must be over seen by 160 property owner representa

(3) Voting on type of housing to be done by trailer Land owners. One vote per property Again Over seen voting by representative for the 160 property owners.

CITY OF ABBOTSFORD
RECEIVED
NOV 0 2 2017
Planning & Development Services Department

owner of 31534 Monarch Ct
Abbotsford BC

No one gave me a property. It was $40,000 down and 18% interest.

Dorthy Pa

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Petition to remove LUC's and leave the underlying zoning for conventional houses

Petition Summary:

To allow for properties with existing conventional homes regulated by Land Use Contracts to be able to be built upon and or developed in accordance to the underlying RS3 zoning.

Action petitioned for:

To remove the Land Use Contracts: 13, 42, 49, and 59 which regulate properties in the area with conventional homes and converting the zoning to the current underlying RS3 zoning.

Principal Petitioner:

Name: Jaspreet Aujla **Signature:** _____

Address: 2167 Martens St. Abbotsford, BC

Postal Code: V2T 6M7 **Email:** jaspreet.aujla@hotmail.com

Telephone: 604-226-0443

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

In support of petition to remove LUC's and leave the underlying zoning for conventional houses

Name	Signature	Address	Contact
KASHMIR AUJLA	Kashmir K Aujla	2160 MARTENS ST.	604-613-1969
SURJIT AUJLA	Surjit S Aujla	2160 MARTENS ST.	604-614-9115
JAMES FLINT	James Flint	2188 MARTENS ST	604 328 3567
Sukhminder Sandhu	S Sandhu	2140 Martens St	604-744-4703
Gurpreet Singh Dhillon	Gurpreet Dhillon	31556 Monarch Cres	778-549-6978
Denise Heatley	Denise Heatley	31603 Marshall Rd	604-855-6771
Catherine Unger	C Unger	31555 Marshall Rd	604-855-3500
Lloyd Pultz	LLOYD PULTZ	31553 MARSHALL RD	604-556-2242
Chris Barnett		31541 marshall rd	604-816-2768
Robin Barnett		2038 Martens St	604-825-1771
Kim Haywood		2050 MARTENS	778-908-0465
KAREN HEISLER	K Heisler	31521 MARSHALL RD	604-24-1560
AMRITPAL SINGH	A	2026 MARTENS ST	604-583-2694
BRAD KEHTLER	B	2226 MARTENS ST	604-866-9505
BRENDA KEHTLER	Brenda Kehtler	2226 Martens St	604-854-0653
Derek Theroux		2210 Martens St	604 968 8522
WAYNE LETCHER		2096 MARTENS ST	604-908-0556
Mike Lamont		2084 MARTENS ST	604 230-8524
LYNN SIEMENS		2112 MARTENS	604 613 5388

In support of petition to remove LUC's and leave the underlying zoning for conventional houses

Name	Signature	Address	Contact
Lyndsay Edward	Lyndsay Edward	31595 Marshall Rd	604-897-9649
BALVINDER S SIDHU	Balvinder Sidhu	31565 Marshall R.D	604-854-6101
Nirbhinder S/L Gill		31511 Marshall road	604-825-4479
Tammy Fleming	Tammy Fleming	31613 Marshall Road Abbotsford	6047558281

Discharge of LUC 13

My wife and I own a home at 2055 Oakridge Crescent.

If I understand the RS3 underlying zoning, a 3 story home with a 2400 sq. ft. foot print could be allowed with multiple families living there.

The impact of this zoning is dramatic to say the least on what is now a quiet neighbourhood.

The current LUC restricts homes to trailers/modular homes, any new zone should allow for existing homes to remain until the land owner decides to change to a new structure.

New structures should include replacement with an approved modular home or a stick built home that is restricted to a 35% footprint of the lot size and limited to 2 stories above ground. If the new home includes a suite, adequate parking should be provided to keep parking off the street. (There are no sidewalks).

We encourage the early change to the LUC zoning, but oppose the underlying RS3 zone and propose an amended zoning that complements the lot sizes and neighbourhood that exists.

David and Pennie Wiesner
2055 Oakridge Crescent

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

October 27 2017

Nick Crosman
City of Abbotsford
Planning Department
Fax # 604-853-4981

I am a resident of LUC 42

My name is Doreen Johnson address 31582 Oakridge Crescent.

I have received the post card informing of the meeting Nov 1 2017.

In reading the card, the first line states ***"Council directed staff to consult with the residents of the Land Use Contracts 13, 42, 49, 59, and 125"***

Will there be monitoring of the situation to confirm that **anyone other than the "residents"** who might input their say on what they would like to see happen to these LUC's will ***not be acknowledged*** and how will this be done to give the "**residents**" total transparency that council and staff are being completely honest ????

Of the 3 options your department is presenting:

Option #1 is a definite no for me

Option #2 possibly based on the questions I have about option #3

Option #3 I am leaning towards this option, but am concerned with who has the say in the size of these stick built homes.

I am all for secondary suites especially for parents, grandparents and students. ***Sharing the cost of maintaining a home, but not making a profit off of the so called "rent"***

Option #3 Also states ***"The conventional homes could also include height or density restriction"***

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

If it could be determined what this actually includes I might be open to this, as of now the wording is too vague to say yes to this clause.

I would be open to stick built homes it they fit this criteria:

square footage maximum 2500

basement/foundation plus 1 floor above

overall roof height maximum 25 feet

on property (off street) parking for at least 3 normal size vehicles owner would have to make accommodations for larger vehicles such as motor homes, trucks used for business, travel trailers etc. off street parking as well.

If the City councillors and staff could not provide something close to what I have outlined above then I would have to go with option #2. "no secondary suites".

A couple of other things on my mind are:

#1. In light of the recent fire in Port Coquitlam, where as 5 homes were damaged by fire, perhaps it's time city politicians and staff increase the size of the setbacks to the sides of properties in an effort to stop this situation from happening in the future. The large homes that have only 5 foot setbacks on the side is a ridiculous and dangerous situation.

#2. I don't see that you have addressed the idea of putting a modular home on these properties. If I have overlooked your comments about modular homes I apologize.
I own a modular home and could not be happier with it. It is very soundly built and extremely efficient as far as heating costs.

Yours truly Doreen Johnson

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

To: The City of Abbotsford

Subject: Proposition & Resolution of the Land Use Contracts

Date: November 10, 2017

From: Jaspreet Aujla

Proposed Idea - 1 & 3 Hybrid Approach Proposition

Options Provided (by the city)

Option 1: Leave the existing underlying RS3 zoning in place.

Option 2: Change the underlying zoning to reflect the permitted uses of the Land Use Contract (mobile homes). This could also include an amendment to the underlying zone for the existing conventional single family homes in the neighbourhood from RS3 to RS3-A, which prohibits secondary suites (consistent with the LUC's).

Option 3: Change the underlying zoning of all lots in the neighbourhood to permit either a fee simple mobile home, or a conventional home on the lands. The conventional homes could also include height or density restrictions to mitigate impacts in the neighbourhood, while also legitimizing the mobile homes which remain (and permit replacement as need be).

Option 1 - Expanded

Option 1: Leave the existing underlying RS3 zoning in place

Manufactured house owner's may not be supportive as seen in 2016 with an owner who tried to discharge the existing LUC.

This may have been due to lighter regulations on RS3 properties where a larger house placed in a neighbourhood of manufactured houses would change the image or identity.

This action may also attract developers who could tear down the currently affordable housing in favor of larger but unaffordable options.

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Option 2 - Expanded

Option 2: Change the underlying zoning to reflect the permitted uses of the Land Use Contract (mobile homes). This could also include an amendment to the underlying zone for the existing conventional single family homes in the neighbourhood from RS3 to RS3-A, which prohibits secondary suites (consistent with the LUC's).

In this case some of the manufactured home owners who would like to build a conventional house or perhaps develop their properties wouldn't be able to due to being restricted to the same uses of LUC's

Example of a property in the area (2171 Oakridge Cr) this property measures 133 x 83 feet for a total area of 11,039 sqft; by allowing subdivision on these types of properties would help with affordable housing but with Option 2 that may not be possible.

This option would also not be supportive of affordable housing since the conventional single family homes are to be converted from RS3 to RS3-A; this would be due to the fact that secondary suites provide affordable housing for many families.

Option 3 - Expanded

Option 3: Change the underlying zoning of all lots in the neighbourhood to permit either a fee simple mobile home, or a conventional home on the lands. The conventional homes could also include height or density restrictions to mitigate impacts in the neighbourhood, while also legitimizing the mobile homes which remain (and permit replacement as need be).

Height or density restrictions on conventional homes in the area should not be necessary due to the fact that none of these houses are in between or directly in the view or even on the same strip as any of the manufactured houses.

The opposite side of Martens street has no LUC restrictions and there are many larger and newer homes on that side along with a property development proposal; those are the same houses that would be directly across from the subject properties; therefore having the same restrictions as those would give Martens St. as a whole it's own identity.

Option 4 - How about a combination of Option 1 and 3? (hybrid)

Derived from option 1: Change all Conventional Houses to the currently underlying RS3 zoning.

Derived from option 3: Permit either a fee simple mobile home or a conventional home with restrictions which would help the houses blend in with the current neighbourhood (height etc).

Under this option, the properties with conventional houses located on Martens St, Marshall Rd as well as the one house located on Monarch Ct. would fall under RS3 zoning without any additional restrictions. The remaining properties which consist of manufactured houses would allow for

manufactured houses as well as conventional houses with some restrictions that would help the neighbourhoods retain their identity which could be done by creating a comprehensive development plan for that specific area.

Who Option 4 will be beneficial to?

1) Manufactured Home Owners:

Would have flexible options when it comes to upgrading their existing house as they would either be able to build or purchase a manufactured house

Would not be meaningfully impacted by the current conventional houses becoming RS3 properties due to not having these properties in between properties that contain manufactured homes; this allows for the neighbourhood to keep its existing image/identity

Owner's of the larger properties where manufactured houses currently exist could potentially develop and subdivide their properties while still following the restrictions placed upon all properties through the comprehensive development plan.

2) Conventional single family home owners:

RS3 would allow for less restrictions when it comes to building upon these properties and allow flexibility

Removing LUC's and separating conventional homes from the manufactured homes would allow for development potential for example (rezoning to RS6 and subdividing properties)

Owners that choose to build houses on these properties with a secondary suite or upgrade their existing homes by adding a legal basement suite could benefit financially and/or would have the opportunity to keep their family close to them.

3) How the City of Abbotsford and the Community benefit:

- Higher density in existing neighbourhoods
- Upgraded infrastructure paid for by developers
- Plan for 200k (increased housing supply)
- Provides affordable housing by allowing houses to be built with secondary suites
- Supports local business through any development that occurs in the area (surveyors, contractors, construction companies) and also the Valley Market corner store located on Martens St.

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Nick Crosman

From: Bruce Hamilton <bham@uniserve.com>
Sent: Tuesday, October 31, 2017 10:56 PM
To: Nick Crosman
Subject: Neighbourhood meeting/ File No. 3100 PRJ16-067

Nick Crosman/Assistant Planner Planning and Development
Services October 31st. 2017

Not knowing if I would be able to attend this information meeting in time, as I work 70 kms from Abbotsford, I decided to submit my comments via email.
I did speak with you on the telephone when this topic came up originally. I do not know if you recall?
I moved to Abbotsford from Surrey in late 2009 because it was the closest community I was able to afford to purchase a home. I quite enjoy the neighbourhood and the people who live here. The lots are a good size, offering breathing room and the advantage of not living right on top of your neighbours. Some people enjoy living in condos and other styles of multi- family dwellings. I call it "artificial living" !

I know the (mobile) manufactured homes in this area are aging and were not constructed in the energy efficient way that newer units are being built.
However, these are " our homes ", homes we can afford. Even brand new conventional homes are not built as well as they could be. You do not have to be in the construction trade to see the difference between a home being built for an owner to reside in, compared to one being built to be sold for profit, even though they may meet the building code. The materials used are significantly different.

I do not agree with proposed rental secondary suites in the area, they bring more traffic, and troubles to the area, as renters, not all, do not show the same respect for the neighbourhood. They have the option to move, leaving their "mess" behind for the owner to deal with.

Property owners should be allowed to replace an aging or damaged manufactured home with a replacement unit or a conventional home if they have the budget for it. House insurance companies charge a great deal in order to have a new modular home placed on a lot where one is extensively damaged or destroyed.

I also do not see what the rush is to change the existing Land Use Contracts if it is only required to be done by 2024, unless speculators have already been consulting with the city to make changes that they will profit from. Current residents would see an increase in property taxes also. As in the City of Vancouver, where senior citizens have been forced out of the homes they have lived in and maintained for decades only to have developers make a fortune. You still have to live somewhere and for some it can be quite difficult to find something affordable and acceptable!

If the city was to wait till the deadline was closer, I am sure a lot of the people who oppose these changes will no longer be living to complain.

I certainly hope my comments are taken seriously on this matter. At the prior meeting held downtown, in the auditorium, which I attended, I noticed a couple of the councillors were speaking to one another and laughing while people were at the podium expressing their views! That was very impolite and I trust it will not happen again. They are paid by the taxpayers?

Regards,
Joseph S.B. Hamilton
2171 Oakridge Crescent,

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Wendy Kuzie
2235 Crystal Court
Abbotsford, BC V2T 6A7

October 29, 2017

Nick Crosman, Assistant Planner
Planning Report No: PDS055-2017

Dear Nick:

My opinion of this issue has not changed since this was brought to our attention in July 2016. The RS3 zoning should be amended to reflect the existing Land Use Contract(s).

The RS3 zoning is not an appropriate zoning for this neighbourhood, it will negatively impact the unique character and affordability of the area. I have talked to residents in the neighbourhood and they have all said affordability is the main reason they moved here. Historically residents have stayed in the area for long periods of time, they put down roots and have a very strong sense of belonging.

The pictures below are from the Janzen Road area, you can see how the new larger houses make the other houses look like they don't belong anymore. Many of these larger homes are being built around the Janzen Road area.





Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Wendy Kuzie
2235 Crystal Court
Abbotsford, BC V2T 6A7

Our neighbourhood is not the area to build 7-10 bedroom houses, a 3-4 bedroom house would be more appropriate. There are no services here to support larger households, currently children take the bus to school and all other services are located on the north side of the freeway.

Investors have been buying property here for >$400k because it's a great deal for land which allows you to build a detached house (when the LUC expires). One of the reasons they are buying up the properties is because realtors mention this in their listings, stating that the LUCs are expiring and the purchaser can build a fully detached house on the property.

31555 Oakridge Crescent was listed on September 20 and sold on September 23 for $400k.

31555 Oakridge Crescent, Abbotsford British Columbia - #R2208110 ...
https://www.sutton.com/.../oakridge-crescent-abbotsford-british-columbia-v2t6a6-186...

Description of **31555 Oakridge Crescent**, Abbotsford. URBAN-4 DESIGNATION IN OCP, which will allow you to build a fully detached home when LUC expires ...

It's no secret that the LUCs are expiring and that the underlying zoning allows them to build a house. If these same investors bought land anywhere else in the city, it would cost at least $600k.

We can all agree that many residents face challenges with finding safe, appropriate, and affordable housing in both the ownership and rental segments of the market. I truly hope the final decision is thought through very carefully because this decision will affect the lives of many people that currently call this neighbourhood home.

Sincerely,

Wendy Kuzie

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Dear Nick Crosman:
RE: File No. PRJ16-067 (LUCs 13, 42, 49, 59 and 125)

1. Yes, I did attend the NIM.
2. Yes, I am a landowner in LUC 42.
2.

Please pass on my thanks to you and all those from City Hall for hosting the Neighbourhood Information Meeting on Wednesday, November 1st.

If all the written comments you receive tally similarly to the dots on the boards at the meeting, it would seem there is an overwhelming vote for:

- The either/or option. Mobile/Modular Homes OR Conventional SFD with size restrictions
- No secondary suites
- Overwhelming NO for retaining the current underlying RS3 zoning (except existing conventional houses).

If it were only about me, I would love to build a regular house on my lot. However, I chose Mobile/Modular Homes ONLY without suites.

Why? You may ask. For the following reasons:

1. Affordable housing – there should be at least one small neighbourhood in our City where people with lessor income can have a back yard without the restrictions of strata bylaws.
2. Because of this LUC neighbourhood I was able to buy my own patch of dirt. I believe it is important to preserve this opportunity for those who follow us (even if it means I sell my home for less – fair is fair. I bought for less than a conventional home and should sell for less than a conventional home).
3. If even small conventional homes are allowed to be built the land value goes up by a minimum of $150,000, actually much more. Case in point: Where in Abbotsford can you find even a 1000 SQ FT conventional house for under $550,000? Oh, yes! There is one on Morey Ave. We all want to live there! (Sarcasm for emphasis).
4. News of the LUC dismissal has already caused a buying frenzy by builders/speculators artificially driving up the prices in our neighbourhood. We should not sacrifice the last bit of affordable housing for the financial gain of a few investors. (No need, anyway! I flipped a property in this neighbourhood and made a profit. The guy who bought from me and put a new modular on also made a profit – all in a completely flat market too.)

No secondary suites reasons:

5. If our homes were in the middle of Abbotsford I could understand increasing density with secondary suites, but we are not in the middle of town. In fact we are uniquely separated by the freeway and now, surrounded by industrial property.
6. Transit runs only on week-day rush-hour. Having secondary suites here means tons more cars with nowhere to park. Councilor Siemens asked me about in-law suites. Normally I would be happy to agree to in-law suites but my fear is you give an inch and some take 5 miles! It's almost better to have coach houses because at least you can physically see (who goes in and out and) that it is separate from the principal residence. So often not one but several suites are crammed into a in a basement. (If we must have a suite it should only be an in-law/nanny suite without a stove.)
7. Once again, the addition of suites (legal or not) drives up the price of homes eliminating the option for someone to own a simple home without being force to become a landlord just to pay the bills.
8. Most of us **bought here** to make this place our home. We bought with the full knowledge of the LUC and actually, **because** of the restriction which created an affordable option for us.

It would be good to have some of the set-back requirements updated, but other than that, please maintain our neighbourhood by creating a zoning specific to what already exists. If you have a mobile/modular then you replace with a mobile/modular. If you have a stick-built home, you replace with a stick-built home. If zoning is created in order to maintain the current characteristics of our neighbourhood then I would vote to remove LUC as soon as the new zoning takes effect. If any other option is chosen, then I vote to wait until 2024.

Thank you for taking the time to review the above arguments for the status-quo. I know they are lengthy. I do believe they are also very valid in light of the affordable housing crisis we face.

Best regards,
Karen McKnight, 31530 Monarch Court, Abbotsford, BC
PH: 604-835-4111 EMAIL: choicelands@gmail.com

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Nick Crosman

From: Gary Bola <garybola@gmail.com>
Sent: Wednesday, November 01, 2017 10:16 AM
To: Nick Crosman
Cc: Manj Aujla; Pardeep Sandhu; Gary Bola
Subject: Input and questions for PDS055-2017 Meeting Today at ATS

Hello Nick,

I am writing to provide my input and to forward a few questions I have regarding discussion meeting we are having today at 6PM at ATS.

Input:

Before the Oct 3, 2016 hearing at the city hall, a group or some individuals circulated a letter in the Oakridge neighbourhood that included racial, derogatory and discriminatory comments primarily towards the Indo-Canadian community. I submitted a copy of this letter to the council to read through as well and my hope is that you had a chance to read it as well.

Furthermore, during the hearing some folks made condescending remarks and also made verbal threats that they won't vote in support of the mayor or council members in the future if the decision is not made in their favour.

It was a surprise to me that council members or the mayor never condemned the behavior of some individuals and did nothing to stop them. Abbotsford News failed to report on this discrimination in their news article that followed the hearing.

I would like to request the city staff to address these concerns at the beginning of the meeting and to discourage such language or behaviour.

Questions:

- On what basis, the application to dismiss LUC 13 on 2090 Oakridge Crescent was denied even when it complied with the Official Community Plan?
- Does the city still stand by its plan for densification? If so, how will this work if the owners aren't allowed to build per RS3 or Urban - 4 designations?
- What is the current status of the OCP? Is it now official and being implemented or still in draft phase?
- What is a conventional home and it is the same as RS3-A?
- Can a detached single dwelling house be built with accessory unit without rezoning as this is the current practice in other municipalities and Abbotsford currently does not have any by-laws in place?
- What will happen if I do nothing an wait for LUC to expire in year 2024 and later build per underlying RS3 zoning as there will be no rezoning approval required?

I am in favour of Option 1: Leave the existing underlying RS3 zoning in place.

If there is an Option 1.5: Leave the existing underlying RS3 zoning in place until LUC expiry, and allow owners to rezone with a change for underlying RS3 to RS3-A if they wish to request LUC dismissal before 2024.

I am not in favour of Option 2 or 3.

Two other owners are in support of Option 1.5 who will also be attending the meeting.

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Thank you,

Gary Bola
garybola@gmail.com
604-857-3856

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Nick Crosman

From: Gerda Peachey <gerdapeachey@gmail.com>
Sent: Friday, November 10, 2017 6:52 AM
To: Nick Crosman
Subject: Fwd: Screen shot of 3 options offered Nov. 1/17 - Re-zoning
Attachments: Screenshot of PDS055-2017.jpg

Hello again Nick:

Can you scrap the first email. I was too tired to check for typos, and sure enough there were a few. But those are not as important as the point I've raised earlier, about how much influence should be given to people outside of the 5 LUCs that are the focus of this re-zoning intent of City Hall.

We don't know how much credence will be given to outside comments you receive. I think, given the direct threat posed by the ill-assigned RS3, that this cannot be a decision based on the wishes of land-use speculators. That would be comparable to the town bullies determining how a child's piggy-bank should be spent.

There are only 143 properties here and it has been patently clear that speculators, (not people searching to buy a home they can afford) want what this community has. An RS3 zoning designation pretty much gifts our properties to them, and jeopardizes existing owners. There are two mobiles here, built in the last few years. Under an RS3 they would fall under the odious 'compliance-non compliance' designation. Meaning if they, (as would be so for all the rest of us), suffered a fire, those owners would be forced to build stick homes, and not allowed to use their fire insurance to repair or replace the home if deemed 75% damaged. That is tantamount to theft of our land by means of re-zoning. RS3 cannot be allowed to remain under these properties.

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

ZONING

Please provide your feedback on each of the 3 potential options regarding changing the underlying Zoning in your Neighbourhood:

OPTION A: HYBRID APPROACH.

OPTION B: MOBILE HOMES ONLY.

OPTION C: CONVENTIONAL SINGLE DETACHED HOMES ONLY.

I AM UNDECIDED ON OPTIONS A, B & C (ABOVE)

WE WANT YOUR INPUT!

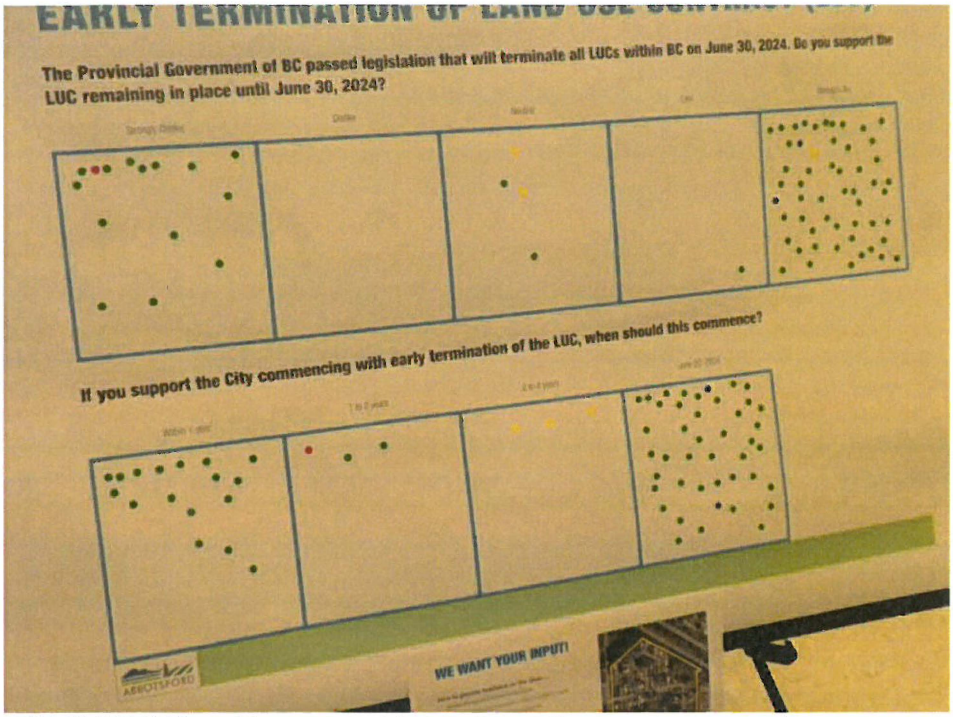
SECONDARY SUITES

Official Community Plan (OCP) policy supports the inclusion of secondary suites in the Urban 4 - Detached land use designation (applicable here), subject to the following criteria:

- lot must have 12m frontage,
- lot must be at least 400m² in area,
- lot cannot be located in the bulb of a cul-de-sac,
- lot cannot be located in a bareland strata subdivision, and
- lot must be located on collector or local road.

If single detached homes are permitted as a result of this ongoing initiative, should secondary suites be permitted in accordance with OCP policy?

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information



COMMENTS on November 1/17 Information meeting.

Hello Nick:

I'm glad the community came out with so much enthusiasm. And I hope the end result will allow our unique bit of affordable housing to continue to live here together for many years to come.

But given the importance of this event, the notification time allowed for people to hear about this meetings was not adequate. The community turn-out was wonderful, but some of those folk never got a card in the mail, and one woman said hers arrived November 8th. We spent time and effort to tell everyone about the meeting.

As was the original problem, the City allows less than two weeks for a heads-up on business that can have huge impact on residents.

It may be that you all have heavy workloads, and don't have enough time to deal thoughtfully with neighbourhood zoning issues, but I feel you (the City, not you personally) have dealt with my community as if this were all a trivial matter.

Comparing how an important question is put out to the public on something like a referendum question,.....the wording is publicized over and over. The words are constant, they are not altered. By the time the public votes on a referendum question they have had time to ponder the matter, turn it over and discuss it with other people. They know exactly what to expect. The wording will be no surprise.

That was patently not the case when City staff met with us at Abbey Traditional on November 1st.

The card in the mail directed us to the 3 options shown below. The comment sheet given to people as they signed in on Nov. 1st also had the same 3 options.

But then people were presented with 3 large boards that were nothing like your website, or comment sheet. People came there expecting to see the 3 options but were met with something very different. They had to stand around listening to long instructions about how, where or why they would put little stickers on those boards.

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Now instead of Option 1 or 2 or 3, people were looking at something brand new, with different wording and the options shown in reverse.

Here are photos of the three "voting" boards from the meeting,

Board 1- the question about early termination of the Land Use Contracts (LUCs) — sooner, or later.

Board 2 - the question about secondary suites — yes, or no.

Board 3 - the question about preferred zoning (three options).

I was really angry that you, the City, would spring previously unseen questions and options on this community that faces a lot of uncertainty.

Given the options you put before us, I think you need to leave these mobile homes on their own land alone, under the Land Use Contract that we bought. The 2014 decision of the BC Government to end all provincial LUCs by 2024 certainly necessitates that you create a new zoning by then. But NOT THE RS3 that seems to have been slid under our land at amalgamation - without the knowledge of anyone I've met. We've lived here since 1984, amalgamation happened later, but no one I know of ever knew about this arbitrary and extremely harmful future zoning.

It bears repeating that this neighbourhood has LUCs restricting us to only having mobile and modulars on our land. How on earth then could anyone in their right mind and with no consultation, no public hearing, slip poison letters that decree we are NOT allowed to have mobiles and modulars on that same land?

So we are not fussing about minor changes in our zoning. The City has not been forthright in providing clear, written answers that pertain to our collective wishes.

For me: Please provide me with the documentation as to when, why, who and how the decision was made to paint RS3 under our LUCs, and what was done to consult our community.

The City needs to create a new zoning that will protect everyone here who wants to go on living in the home and on the land they bought. The RS3 designation is a direct threat and has to be changed to reflect the unique character of these last bits of affordable housing in Abbotsford.

While I want other owners to have the freedom to build houses, and would be really happy if the City created a new zoning that allowed houses with a smaller footprint, the harsh reality of what we see in Abbotsford is monster houses and mega illegal suites, ... that has become the norm for a great many of the new houses ripping through old neighbourhoods.

There seems to be no control at all coming from City Hall. So in view of that I opt for maintaining only mobiles and modules here,.....and never an RS3 that denies our existence.

Thanks,

Gerda Peachey

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

1) Did you attend the Neighbourhood Information Meeting (NIM)?
☒ Yes ☐ No

2) Are you a resident or landowner of the subject consultation area (See Figure 1)?
☐ Yes ☒ No

Comments:

I am concerned that we are going to lose an affordable housing option. There are families that want to have a yard for their kids to play in that can't afford a house. I have a home in the other area of Abbotsford that has mobile homes on their own property. I have a university education, full time employment and there's no way I could ever afford a house. We need to preserve this type of housing for the average person who would otherwise never be able to afford a home. Not everyone is cut out for condo living. I've watched cheaper options for housing disappear in our area (eg mobile home parks) Please don't let this type of housing disappear as well.

Name: Sue Funk

Address: 33944 Gilmore Dr

Phone: 604-504-0810 E-mail: strummergirl7@yahoo.ca

Please place completed comment sheets in comment box or return by **November 10, 2017 at 4:30 pm** to:

Nick Crosman, Assistant Planner
Planning & Development Services
City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7
or send by e-mail to **ncrosman@abbotsford.ca** or by Fax: 604-853-4981

The City of Abbotsford appreciates your input. Thank you for completing this important comment sheet.

Names and contact information of attendees given at public meetings are considered to be in the public domain. Public con sheets may be appended to Council documents, reports, etc. If you have any questions about the collection and use of your pe information, please contact:
City of Abbotsford 32315 South Fraser Way, Abbotsford, BC V2T 1W7
Information & Privacy Coordinator at 604-864-5575

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

Nick Crosman

From: frances <fvfrances@shaw.ca>
Sent: Thursday, October 26, 2017 3:59 PM
To: Nick Crosman
Cc: Darren Braun; Ed Fast
Subject: 2052 Oakridge Crescent Abbotsford LUC 13. Contract.

Dear Nick Crosman,

I am a resident of 2052 Oakridge Crescent,Abbotsford,BC,LUC 13 which is affected by the Zoning Change to RS 33.

I have lived here since 1988 and I have enjoyed the neighbourhood and quiet friendly atmosphere of a country setting.

I have served the residents of Abbotsford,Mission,and Matsqui as Registered Nurse in many of the nursing disciplines at Matsqui Sumas and Abbotsford,Hospital from April 8th1973 to January 31st 2001 when I retired to enjoy a quiet life in this neighbourhood.I am handicapped now by a medical problem that requires me to live all on one level and I find this home caters to my needs.

Of particular concern to me is the fact that the zone change will affect my taxes,and other necessary utilities which will drive up my living expenses greatly.I am a Senior Pensioner on a fixed income and will not be able to afford to move away from here considering the price of re-homing and moving expenses never mind the stressful aspects of moving at 84 years of age which I will be in 2024.

It is common knowledge that people in Vancouver and surrounding areas have a very difficult and I might add a very stressful time trying to find decent affordable housing.I do not wish to be included in that category myself in my twilight years.

Prime Minister Justin Trudeau just this morning spoke of his plan to increase the funding to Canadians so they can afford decent affordable housing,If this is such an important issue for Prime Minister Trudeau ought it not to be a priority for the Abbotsford City Council too?

I am unable to attend the meeting at Abbotsford Traditional School for health reasons so I have taken this opportunity to write to you of my concerns for my future.

I would appreciate your kind attention to my comments and present them to officials at the meeting scheduled for November 1st 2017.

Yours Sincerely
Frances V Black R.N. retired.

Attachment: Attachment A - NIM Comment Sheets (PDS 019-2018 : Land Use Contract 13, 42, 49, 59 and 125 Neighbourhood Information

COUNCIL REPORT

Executive Committee

Report No. PDS 022-2018

Date: February 13, 2018
File No: 3100 PRJ17-179

To: Mayor and Council
From: Anne-Marie Paquette, Planning Technician
Subject: Land Use Contract No. 107 (District of Matsqui) Discharge - 3441 Old Clayburn Road

RECOMMENDATION

1. THAT Bylaw No. 2794-2018, "Land Use Contract No. 107, Discharge Bylaw, 2018", which discharges Land Use Contract No. 107 (District of Matsqui) from the property located at 3441 Old Clayburn Road, be given first and second readings at the next Regular meeting of Council, and be advanced to an upcoming Public Hearing; and

2. THAT the Mayor and Corporate Officer be authorized to execute all documents related to this matter.

REPORT CONCURRENCE	
General Manager	**City Manager**
The General Manager concurs with the recommendation of this report.	The City Manager concurs with the recommendation of this report.

PURPOSE

The applicant proposes to discharge Land Use Contract No. 107 (District of Matsqui) and if approved this will allow the underlying Urban Residential Zone (RS3) to regulate development on the subject property.

SUMMARY OF THE ISSUE

The applicant proposes to enclose an existing carport and extend it 2.4m toward Old Clayburn Road for the purposes of secure storage. The proposed addition would place the extension within the setbacks of the existing Land Use Contract (LUC) No. 107, however, the proposed LUC discharge application (if approved) would allow the underlying RS3 zone to regulate the setbacks on the subject property (which the proposed addition is consistent with).

BACKGROUND

Owners/Applicants: Thomas R. & Roxana Lint

Legal Description: Lot 279 Sections 25 and 27 Township 16 New Westminster District Plan 50879

OCP Designation: Urban 4 – Detached

Existing LUC: Land Use Contract No. 107 (District of Matsqui)

Existing Zoning: Urban Residential Zone (RS3)

Site Area: 701.6 m^2 (7,551.9 ft^2)

Site Description: The subject property is located in an established single family residential neighbourhood.

Surrounding Uses:
- N: Single Family residences within LUC No. 107
- S: Single Family residence within LUC No. 107 and Monashee Street
- E: Old Clayburn Road, Single Family residences within LUC No. 201, and property currently zoned Country Residential (CR)
- W: Single Family residences within LUC No. 107 and Monashee Street

DISCUSSION

Context

1. The subject property is located near the intersection of Old Clayburn Road and Monashee Street. The area immediately surrounding the property is an established single family neighbourhood within LUC No. 107 (District of Matsqui). To the east, across Old Clayburn Road, is another established single family neighbourhood within LUC No. 201 and a property to the north zoned Country Residential (CR).

Official Community Plan

2. The subject property is designated Urban 4 – Detached in the OCP. The purpose of this land use designation is to accommodate low density housing in single-detached neighbourhoods.

3. The proposed discharge of LUC No. 107 (District of Matsqui) to allow the underlying Urban Residential Zone (RS3) to take effect, complies with policies in the OCP.

Land Use Contract / Zoning

4. The subject property is 701.6 m^2 (7,551.9 ft2). At present the subject property is regulated by LUC 107, which was registered in 1976 by the Corporation of the District of Matsqui. LUC 107, Schedule “B” establishes the land use regulation and permitted uses. The following development provision are included:

a. Site coverage not to exceed 40%;

b. Building height not to exceed two (2) storeys;

c. Front, rear and exterior side yard setbacks are a minimum 7.6m (25 feet) from property line; and

d. Interior side setbacks are a minimum of 1.5m (5 feet) from property line.

5. On May 29th, 2014, Bill 17: Miscellaneous Statutes Amendment Act, 2014, was passed by the Province of British Columbia. This Bill requires that all LUC's be terminated by June 30, 2024. Therefore, all municipalities that have LUC's within their jurisdiction must have a zoning designation in place for each property regulated by an LUC by that time. This Bill also enables local governments to pursue early termination of LUC's. Discharging LUC 107 is consistent with the mandate of Bill 17.

6. At this time the applicant is proposing to enclose the existing carport and extend it 2.4m with an addition. The addition will also accommodate a grade change on the existing driveway. The driveway currently is below grade and the proposed grade change will bring the driveway up to natural grade. The proposal does not comply with the permitted setbacks in LUC 107 (see paragraph 4 above). Given the context of Bill 17, rather than proceed with an LUC amendment to construct the addition for storage, the applicant has applied to discharge LUC 107 from the property. If approved, this will allow the regulations of the underlying RS3 Zone to apply to the property. The RS3 zone permits a minimum front and rear yard setback of 6.0m (20 feet), an exterior yard setback of 4.5m (14.7 feet) and an interior yard setback of 1.5m (4.9 feet). The applicant's proposal complies with these setback provisions and as such staff supports the Land Use Contract discharge request.

7. The applicant is enclosing the existing carport with an addition to be used as secure storage. There is no plan to insulate or do finishing treatments in the space as it will be retained as enclosed, unheated storage space.

8. The applicant's intend to park their vehicles in the existing driveway.

9. While the discharge is being pursued to construct an addition to the garage, this discharge will also permit the home to include a secondary suite in accordance with the RS3 zone. As the property has 33.13m frontage, 701.6m^2 area, and located on a collector road a secondary suite would be permitted on this property.

Site Development Requirements

10. The developer is responsible to adhere to all legislation, which may apply to the land, including:

a. complying with all applicable City bylaws, such as Official Community Plan, 2016, Zoning Bylaw, 2014, Development Bylaw, 2011, Tree Protection Bylaw, 2010, Building Bylaw, 2003, Sign Bylaw, 2001, Erosion and Sediment Control Bylaw, 2010, and Development Cost Charges Imposition Bylaw administered by the City; and

b. obtaining all other necessary approvals and permits on such terms as they may be issued, including but not limited to a development permit, tree removal permit, subdivision approval, building permit, soil removal/deposit permit, Ministry of Health permit, Ministry of Transportation and Infrastructure approval and Ministry of Environment approval.

Communication Plan

If Bylaw No. 2794-2018, cited as "Land Use Contract No. 107 Discharge Bylaw, 2018," is supported by Council it will proceed to an upcoming Regular Meeting of Council, where it will be considered for first and second readings. If first and second readings are given, the bylaw will be forwarded to an up-coming Public Hearing.

Two advertisements for the Public Hearing will be published in the City Page of the local newspaper. The City will notify in writing the owners and occupiers of land within a 100 meter radius of the property and provide Council with copies of any feedback that is received.

The City received confirmation on January 18, 2018 that the applicant installed the required Development Notification Sign in accordance with the Development Application Procedures Bylaw, which requires the sign to be installed a minimum of three (3) weeks in advance of Council's consideration of the application.

FINANCIAL PLAN IMPLICATION

No financial plan implications are anticipated. Any capital works implication arising from this application has been addressed through the rezoning process.

Rajat Sharma

Rajat Sharma
General Manager, Finance and Corporate Services
Signed 2/2/2018 5:22 PM

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

There are no anticipated impacts on Council Policies, Strategic Plans, or Council Direction.

SUBSTANTIATION OF RECOMMENDATION

Staff recommends support for the proposed discharge of Land Use Contract No. 107 as the proposal is consistent with the Urban 4 – Detached land use designation of the OCP, advances the intent of Bill 17 and the proposed development is consistent with the underlying RS3 zone.

Anne-Marie Paquette

Anne-Marie Paquette
Planning Technician
Signed 1/22/2018 10:04 AM

Darren Braun

Darren Braun
Director, Development Planning
Signed 2/2/2018 4:59 PM

Siri Bertelsen

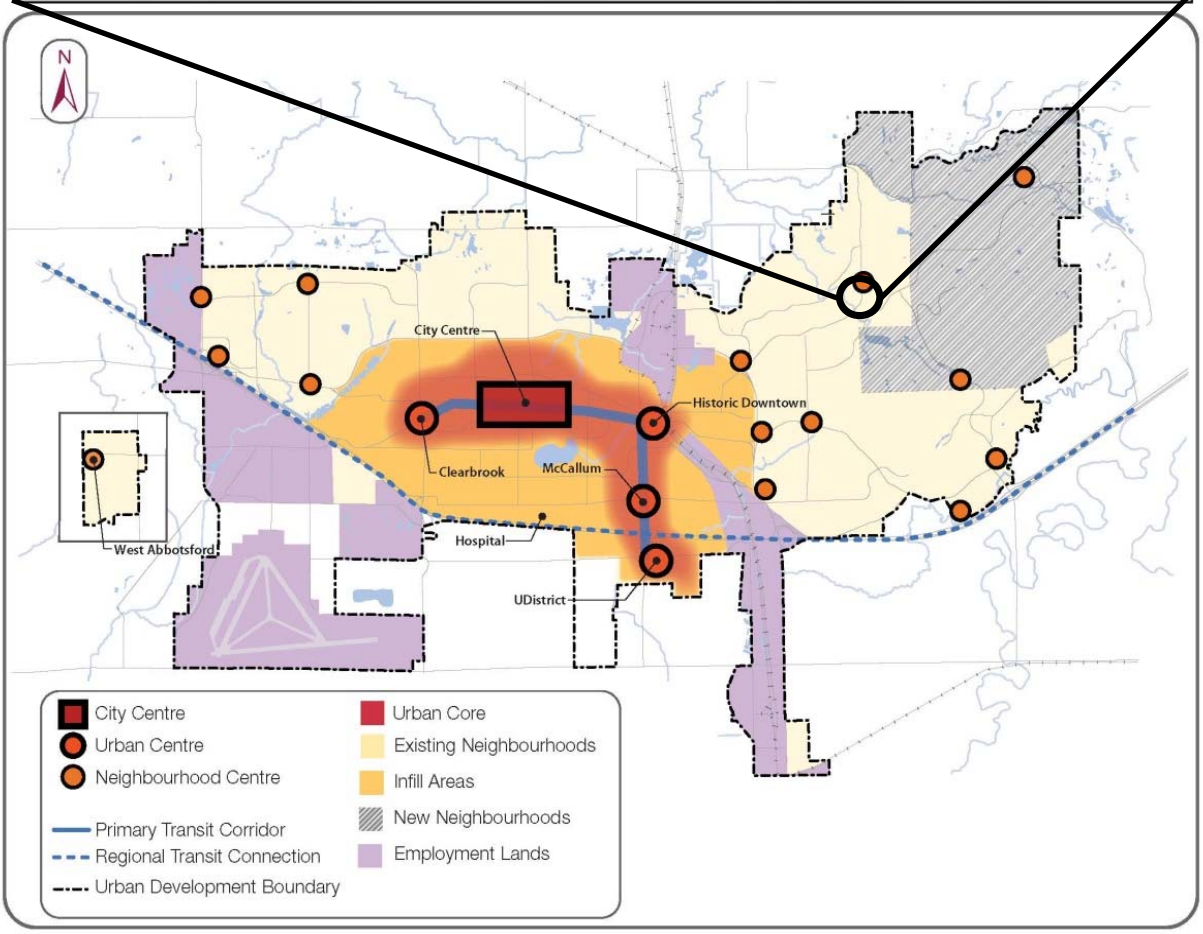
Siri Bertelsen
General Manager, Planning and Development Services
Signed 2/5/2018 11:45 AM

ATTACHMENTS:

Context Plan and Figures 1 to 7

City Context Plan
File: PRJ17-179 Location: 3441 Old Clayburn Road





Attachment: Context Plan and Figures 1 to 7 [Revision 2] (PDS 022-2018 : LUC 107 Discharge - 3441 Old Clayburn Road)



ABBOTSFORD
Planning and Development Services

3441 Old Clayburn Road

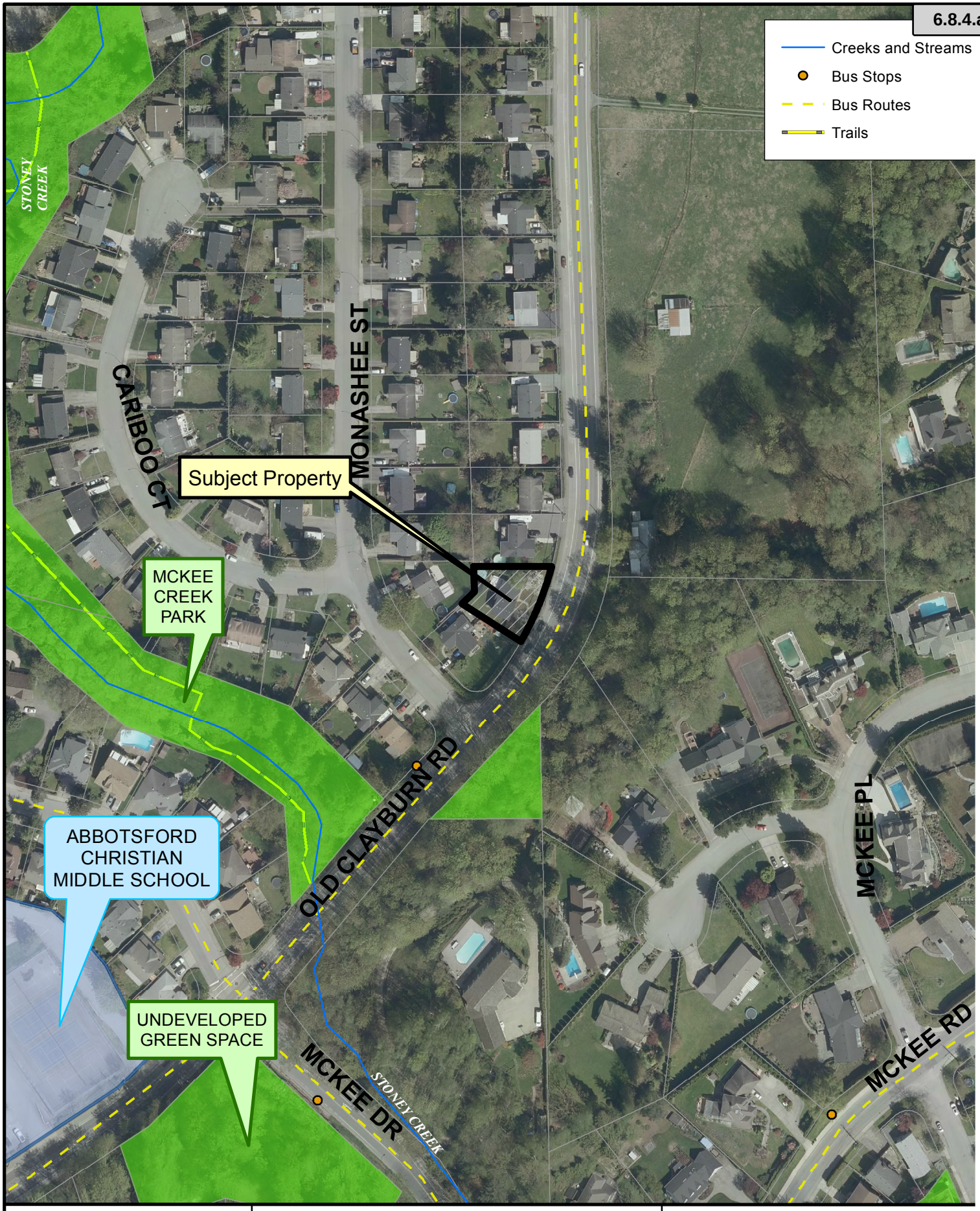
Figure 1 - Location Plan
File No.: PRJ17-179

40 0 40
Meters

N

Date

Attachment: Context Plan and Figures 1 to 7 [Revision 2] (PDS 022-2018 : LUC 107 Discharge - 3441 Old Clayburn Road)



Attachment: Context Plan and Figures 1 to 7 [Revision 2] (PDS 022-2018 : LUC 107 Discharge - 3441 Old Clayburn Road)

ABBOTSFORD
Planning and Development Services

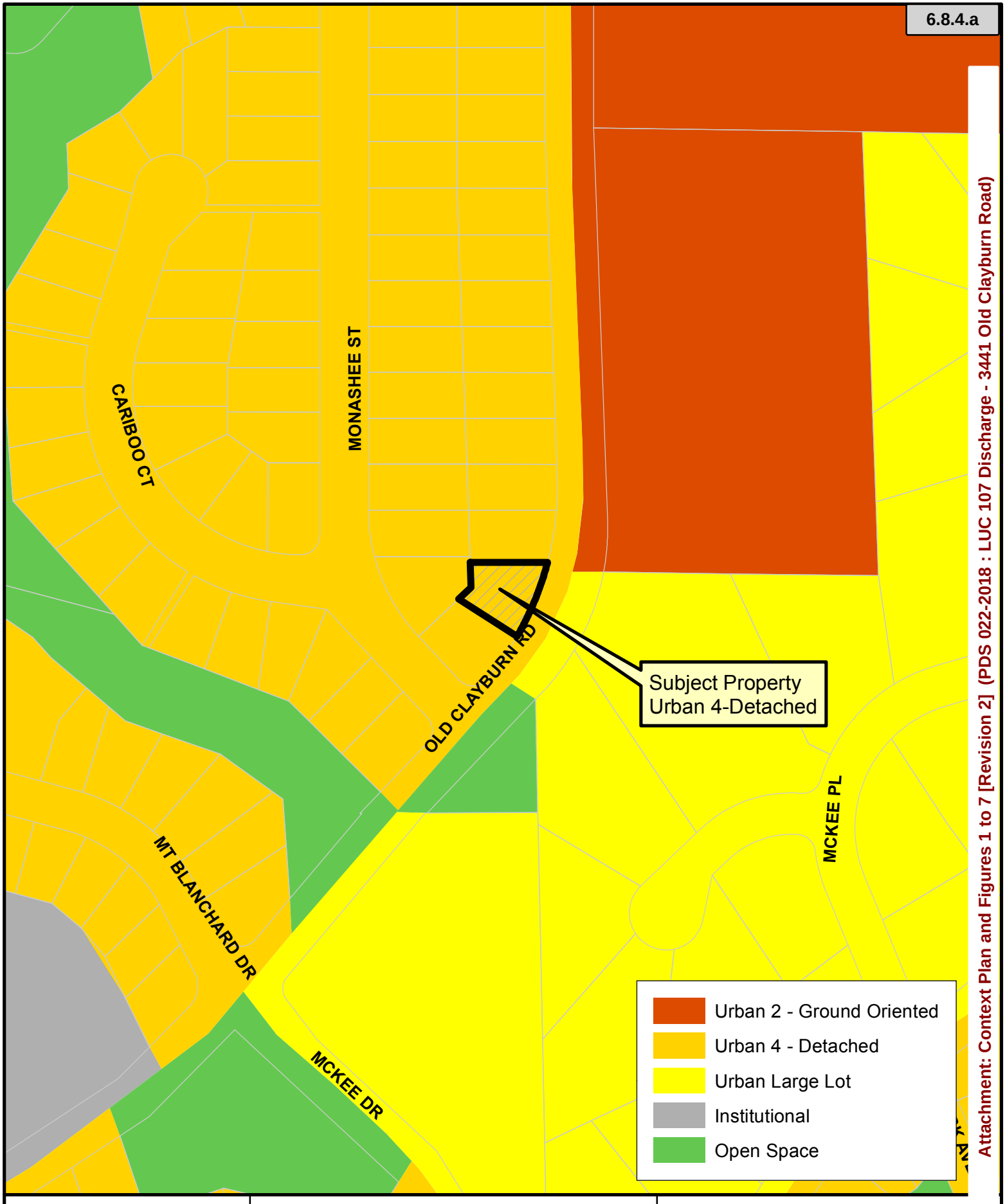
3441 Old Clayburn Road

Figure 2 - Context Plan
File No.: PRJ17-179

40 0 40
Meters

N

Date



Attachment: Context Plan and Figures 1 to 7 [Revision 2] (PDS 022-2018 : LUC 107 Discharge - 3441 Old Clayburn Road)

ABBOTSFORD
Planning and Development Services

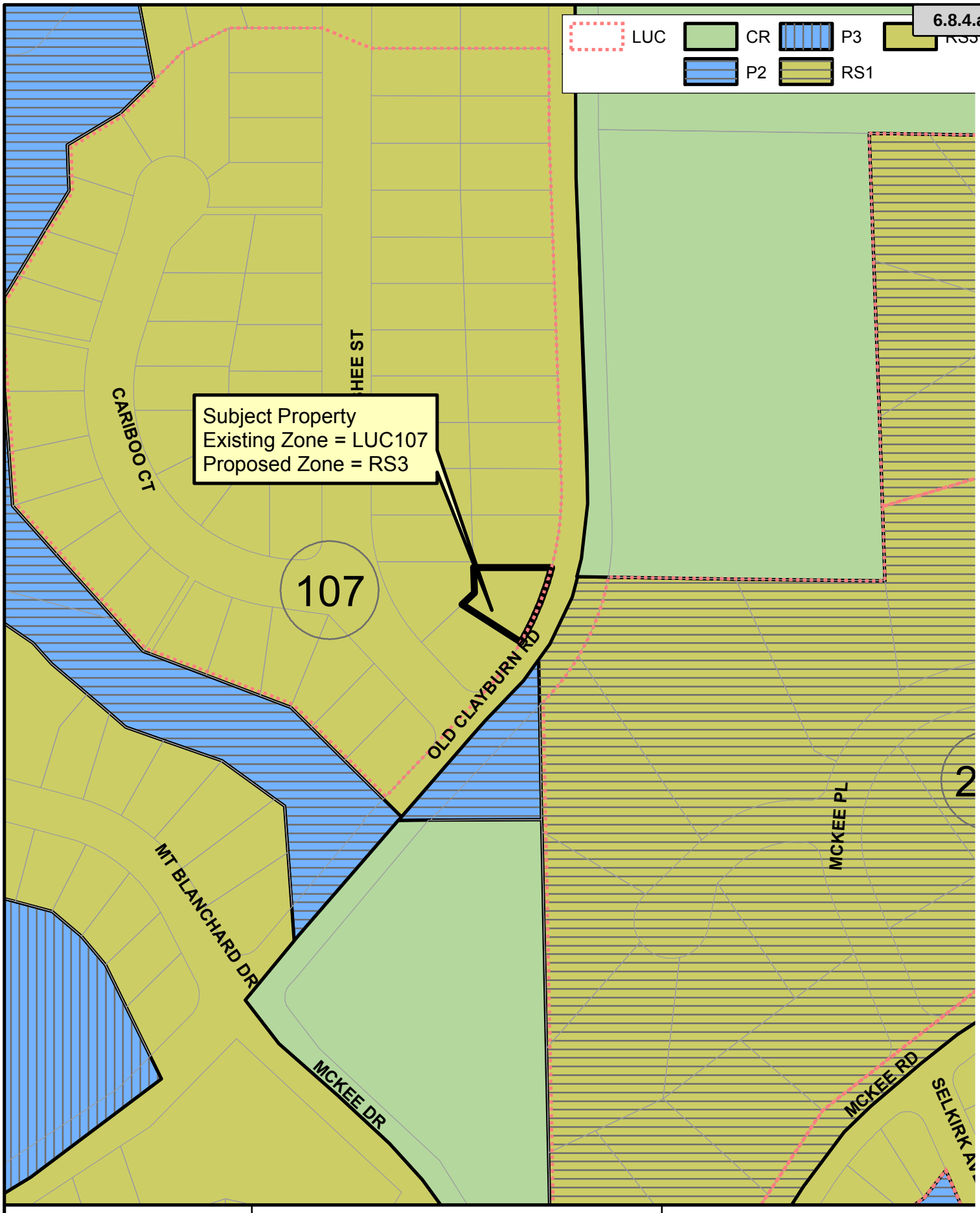
3441 Old Clayburn Road

Figure 3 - Official Community Plan
File No.: PRJ17-179

40 0 40
Meters

N

Date



Attachment: Context Plan and Figures 1 to 7 [Revision 2] (PDS 022-2018 : LUC 107 Discharge - 3441 Old Clayburn Road)

ABBOTSFORD
Planning and Development Services

3441 Old Clayburn Road

Figure 4 - Existing & Proposed Zonir
File No.: PRJ17-179

40 0 40 Meters

N

Date



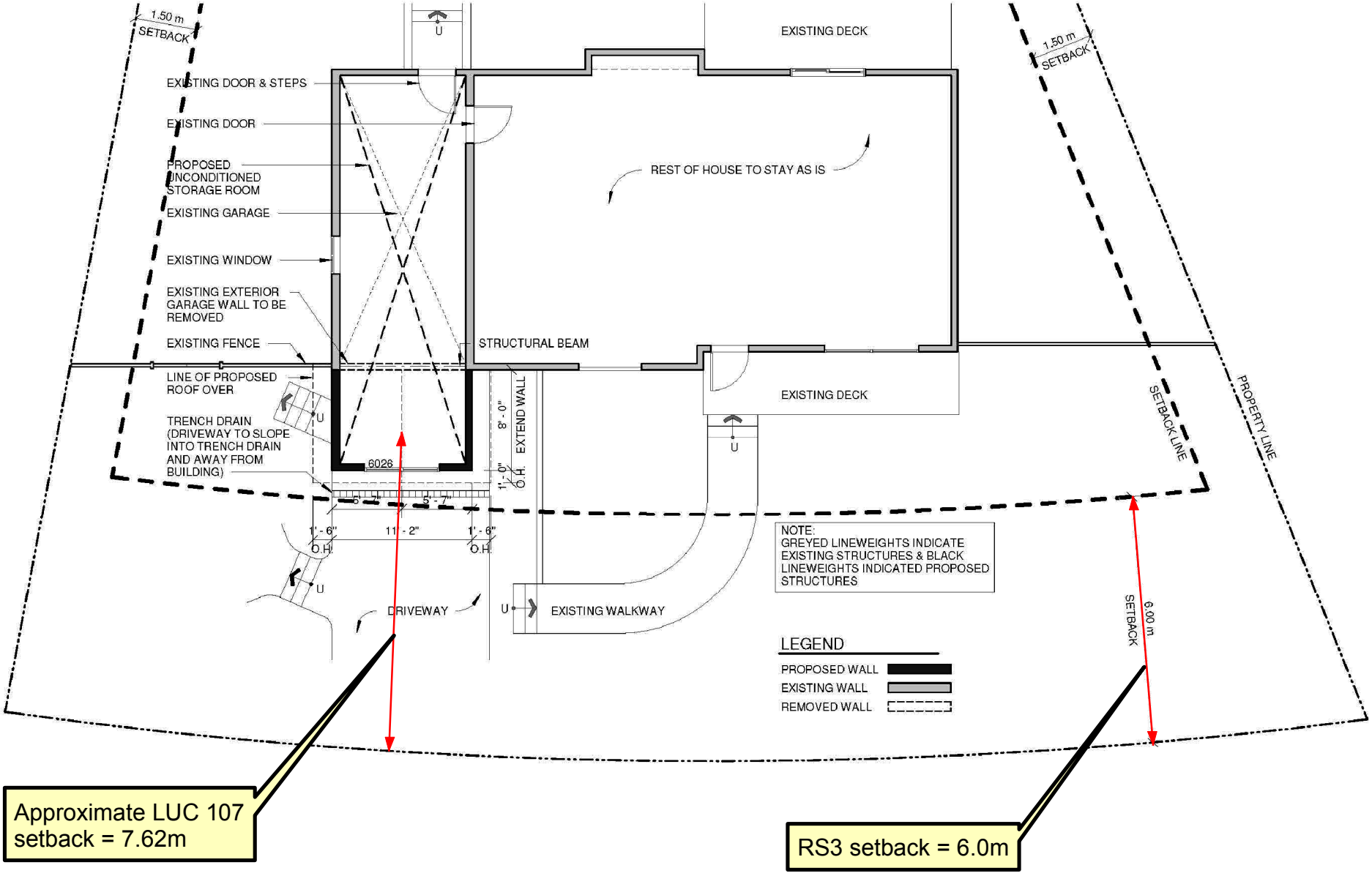
ABBOTSFORD
Planning and Development Services

3441 Old Clayburn Road

Figure 5 - Proposed Site Plan
File No.: PRJ17-179

N | Date

Attachment: Context Plan and Figures 1 to 7 [Revision 2] (PDS 022-2018 : LUC 107 Discharge - 3441 Old



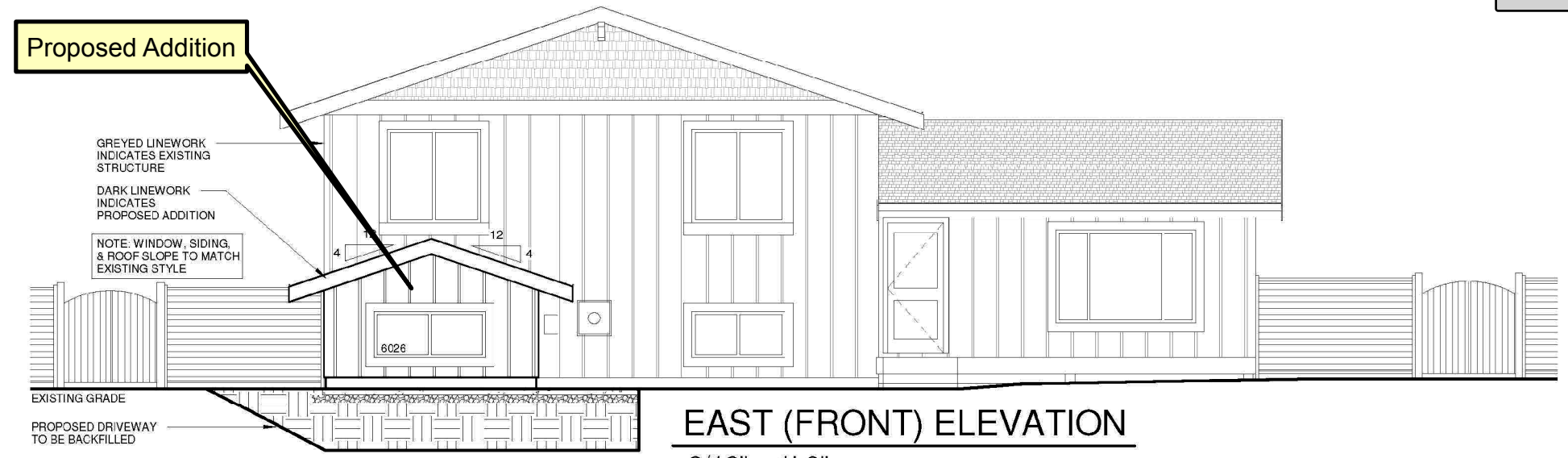
Attachment: Context Plan and Figures 1 to 7 [Revision 2] (PDS 022-2018 : LUC 107 Discharge - 3441 Old

ABBOTSFORD
Planning and Development Services

3441 Old Clayburn Road

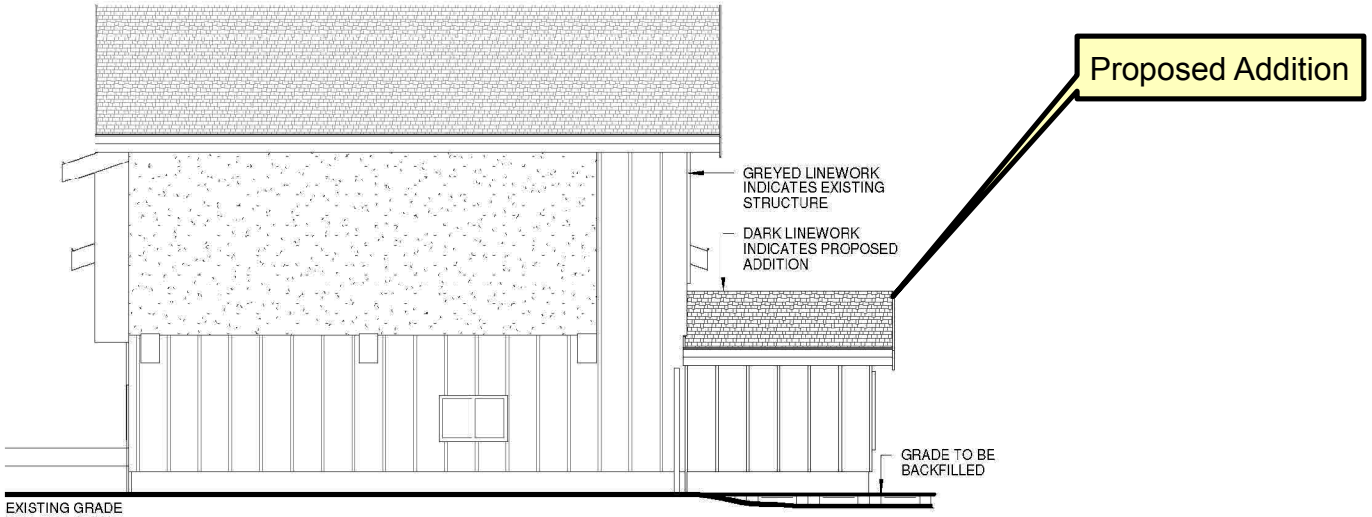
Figure 6 - Proposed Floor Plan
File No.: PRJ17-179

N | Date



EAST (FRONT) ELEVATION

3/16" = 1'-0"



SOUTH ELEVATION

3/16" = 1'-0"

NOTE: NORTH ELEVATION SIMILAR

NOTE: WINDOW, SIDING, & ROOF SLOPE TO MATCH EXISTING STYLE

Attachment: Context Plan and Figures 1 to 7 [Revision 2] (PDS 022-2018 : LUC 107 Discharge - 3441 Old

ABBOTSFORD
Planning and Development Services

3441 Old Clayburn Road

Figure 7 - Proposed Floor Plan
File No.: PRJ17-179

N | Date

COUNCIL REPORT

Executive Committee

Report No. PDS 023-2018

Date: February 13, 2018
File No: 3100-05 PRJ17-185

To: Mayor and Council
From: Christine Batchelar, Planner
Subject: Amendment to Development Permit No. 1983, with variances, application for the property, located at 2539 Montrose Avenue to permit 9 projecting banner signs on the existing building (Owner: Flatiron 2539 Montrose Inc.; Directors: R. Mayert, and D. VanLeeuwen)

RECOMMENDATION

1. THAT application 3100-05/PRJ17-185 for an amendment to Development Permit No. 1983, with variances, as detailed in this report, be approved in principle, and proceed for public comment at an upcoming Council Hearing;

2. THAT application 3100-05/PRJ17-185 to issue Development Permit No. 1983 with variances, as detailed in this report, be approved; and

3. THAT the Mayor and Corporate Officer be authorized to execute all documents relating to this matter.

REPORT CONCURRENCE	
General Manager	**City Manager**
The General Manager concurs with the recommendation of this report.	The City Manager concurs with the recommendation of this report.

PURPOSE

The applicant proposes to vary a provision within the Sign Bylaw, 2001 to permit nine (9) projecting signs on the existing building located on the subject property. Projecting signage is currently prohibited under the Sign Bylaw.

SUMMARY OF THE ISSUE

The applicant proposes to vary provisions within the Sign Bylaw, 2001 to permit nine (9) projecting banner signs to be located on the existing building (see Figures 5 and 6). Projecting signs are currently prohibited under the City's Sign Bylaw.

BACKGROUND

Applicant:	Algra Bros. Developments Ltd. (Phil Algra)
Owner:	Flatiron 2539 Montrose Inc. (R. Mayert and D. VanLeeuwen)
Legal Description:	Lot A Section 22 Township 16 New Westminster District Plan EPP60814
OCP Designation:	Urban Centre
Zoning:	Historic Downtown Commercial Zone (C7)
Site Area:	476.2 m^2 (5,125.8 ft^2)
Description:	The subject property is located on the corner of Montrose Avenue and South Fraser Way and contains an existing commercial development.

Surrounding Uses:
- N: Commercial (zoned C7);
- S: South Fraser Way and commercial (zoned C7) beyond;
- E: Montrose Avenue and commercial (zoned C7) beyond; and
- W: Commercial (zoned C7).

Context

1. The subject property is located at the corner of South Fraser Way and Montrose Avenue in Historic Downtown. The surrounding area offers numerous services and amenities such as parks (Jubilee and Ravine Park), schools (Alexander Elementary, Abbotsford Middle and Senior Secondary), and a Primary Transit Corridor along South Fraser Way (see Figure 2).

Official Community Plan

2. The Official Community Plan (OCP) designates the site Urban Centre (see Figure 3). This land use designation is intended to enable a mix of multi-family and commercial uses that strengthen existing hubs that serve a city wide function. This land use designation allows for multi-storey buildings including low and mid rises.

Historic Downtown Neighbourhood Plan

3. In May 2017, Council received the Background Research Report for the Historic Downtown Neighbourhood Plan. This was the first step in creating a plan for the area that helps it continue to be a complete neighbourhood with diverse uses, destinations and activities. Following the receipt of this report, community engagement and workshops were completed to help create a preferred concept for the future of the neighbourhood. The preferred concept was completed in the fall of 2017. At this time, based on the information available to date, the proposal is expected to be consistent with the future neighbourhood plan.

Zoning

4. The subject property is zoned Historic Downtown Commercial Zone (C7) (see Figure 4), which accommodates commercial and mixed-use developments up to four storeys in height in the Historic Downtown Area. The existing use complies with the C7 Zone.

Abbotsford Sign Bylaw, 2001 and Proposed Variance

5. The proposed nine (9) banners are proposed to project along the South Fraser Way and Montrose Avenue frontages (see Figures 5 and 6). The signs are 0.46m (18 inches) wide by 1.52m (60 inches) long. The proposed projecting signs allow the sign to be visible to passing vehicles and pedestrians while being anchored to the building rather than the ground. A variance is required as projecting signage is prohibited by the Abbotsford Sign Bylaw, 2001.

6. The design of the sign is consistent with the Urban Centre Development Permit Guidelines as it is consistent with the existing form and character of the building and is directly integrated into the building facade. The proposed projecting signs do not project beyond the existing light fixtures of the building. Generally projecting signs are considered a higher quality and better overall design compared to monument style or other freestanding signs. This design is also more consistent with the Historic Downtown neighbourhood and is consistent with the intent of Urban Centre DP guidelines.

Community Amenity Contribution

7. Council Resolution E008-2008, allows for Community Amenity Contributions be provided for applications proposing variances. As this request is minor, improves the overall development and is consistent with the Historic Downtown character, staff recommends that a Community Amenity Contribution not be required.

Communication Plan

If the proposed variance is supported by Council, the City will notify in writing the adjacent property owners and occupiers of the date and time of the Council Hearing.

FINANCIAL PLAN IMPLICATION

No financial plan implications are anticipated.

Rajat Sharma

Rajat Sharma
General Manager, Finance and Corporate Services
Signed 2/2/2018 5:21 PM

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

This proposal is consistent with the City's Official Community Plan and Development Permit Guidelines which encourages high quality signage.

SUBSTANTIATION OF RECOMMENDATION

Staff recommends support of the applicant's proposal to include nine projecting signs on the existing building as the signs are consistent with the existing form and character of the commercial building.

Christine Batchelar

Christine Batchelar
Planner
Signed 1/31/2018 8:38 AM

Darren Braun

Darren Braun
Director, Development Planning
Signed 2/2/2018 4:43 PM

Siri Bertelsen

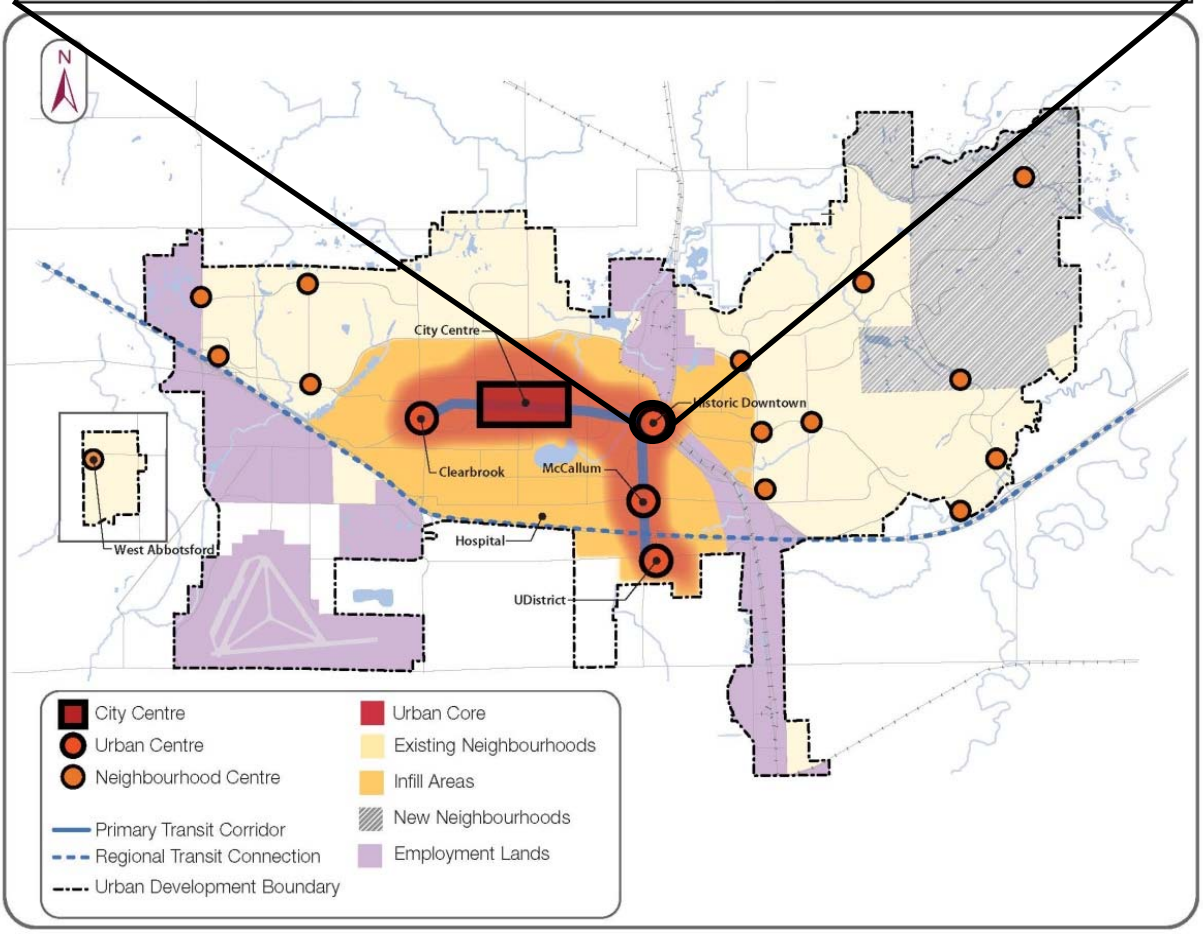
Siri Bertelsen
General Manager, Planning and Development Services
Signed 2/5/2018 11:48 AM

ATTACHMENTS:

City Context Plan and Figures 1 to 6
Attachment A: Amendment No. 1 to Development Permit No. 1983 with Variances

City Context Plan
File: PRJ17-185 Location: 2539 Montrose Avenue





Attachment: City Context Plan and Figures 1 to 6 (PDS 023-2018 : 2539 Montrose Avenue - DVP for projecting signage on the Flatiron)



ABBOTSFORD
Planning and Development Services

2539 Montrose Avenue

Figure 1 - Location Plan
File No.: PRJ17-185

40 0 40
Meters

N

Date

Attachment: City Context Plan and Figures 1 to 6 (PDS 023-2018 : 2539 Montrose Avenue - DVP for projecting signage on the Flatiron)



ABBOTSFORD
Planning and Development Services

2539 Montrose Avenue

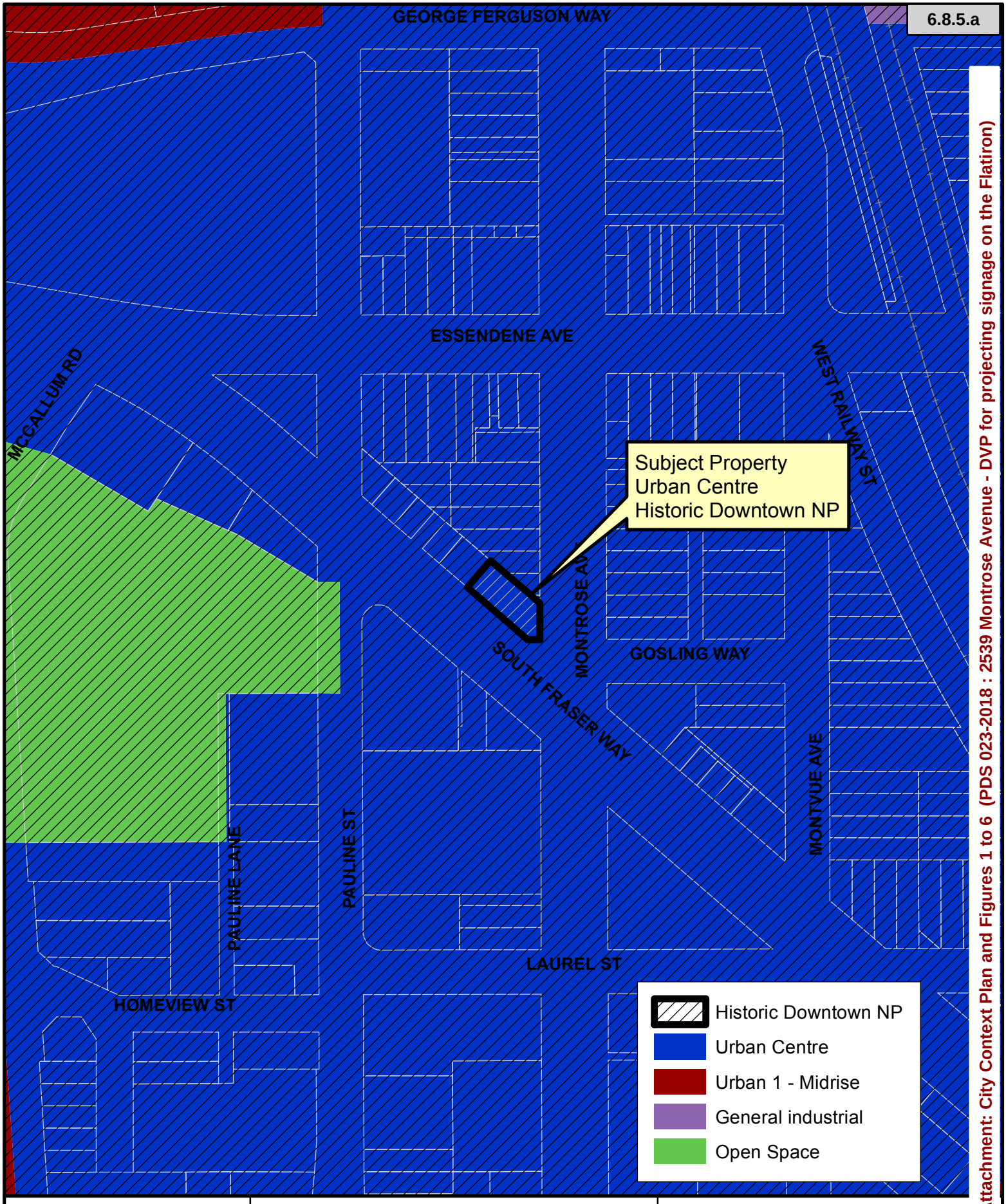
Figure 2 - Context Plan
File No.: PRJ17-185

40 0 40
Meters

N

Date

Attachment: City Context Plan and Figures 1 to 6 (PDS 023-2018 : 2539 Montrose Avenue - DVP for projecting signage on the Flatiron)



Attachment: City Context Plan and Figures 1 to 6 (PDS 023-2018 : 2539 Montrose Avenue - DVP for projecting signage on the Flatiron)

ABBOTSFORD
Planning and Development Services

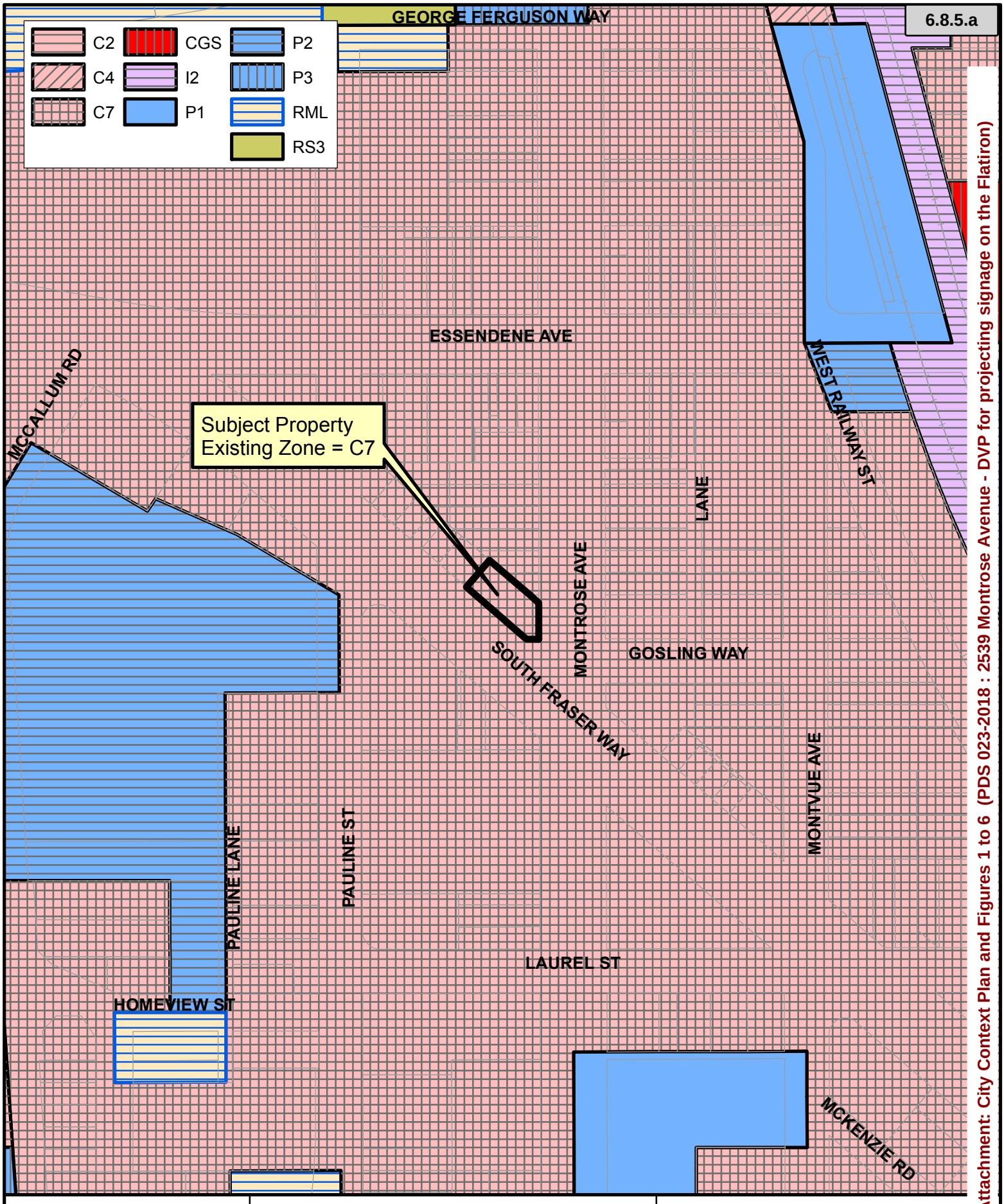
2539 Montrose Avenue

Figure 3 - Official Community Plan
File No.: PRJ17-185

40 0 40 Meters

N

Date



Attachment: City Context Plan and Figures 1 to 6 (PDS 023-2018 : 2539 Montrose Avenue - DVP for projecting signage on the Flatiron)

ABBOTSFORD
Planning and Development Services

2539 Montrose Avenue

Figure 4 - Existing Zoning
File No.: PRJ17-185

40 0 40 Meters

N

Date



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
(ALONG SOUTH FRASER WAY)

Projecting Sign



2 SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"
(CORNER VIEW)



3 NORTHEAST ELEVATION
SCALE: 3/16" = 1'-0"
(ALONG MONTROSE AVE))

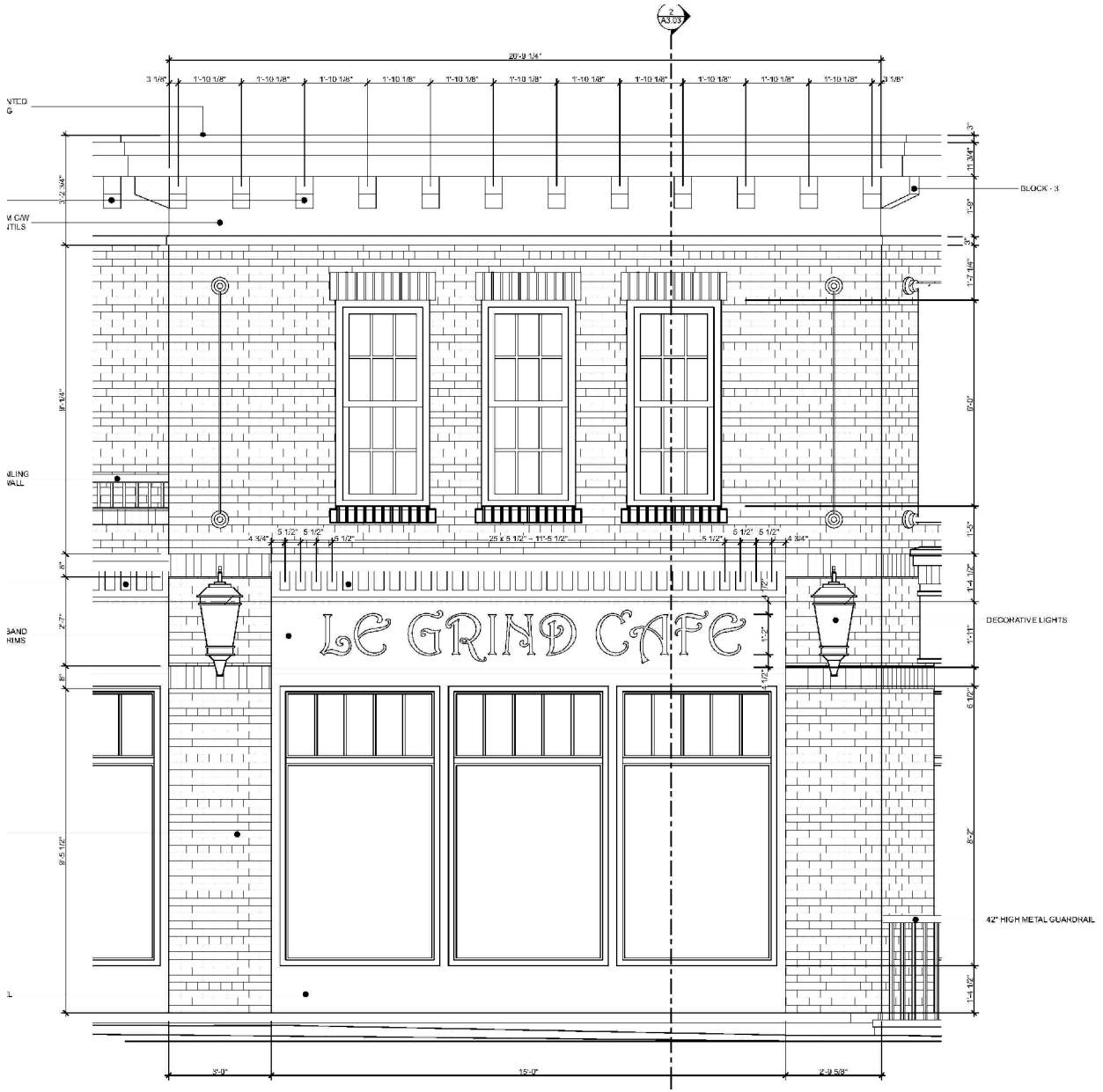
Attachment: City Context Plan and Figures 1 to 6 (PDS 023-2018 : 2539 Montrose Avenue - DVP for

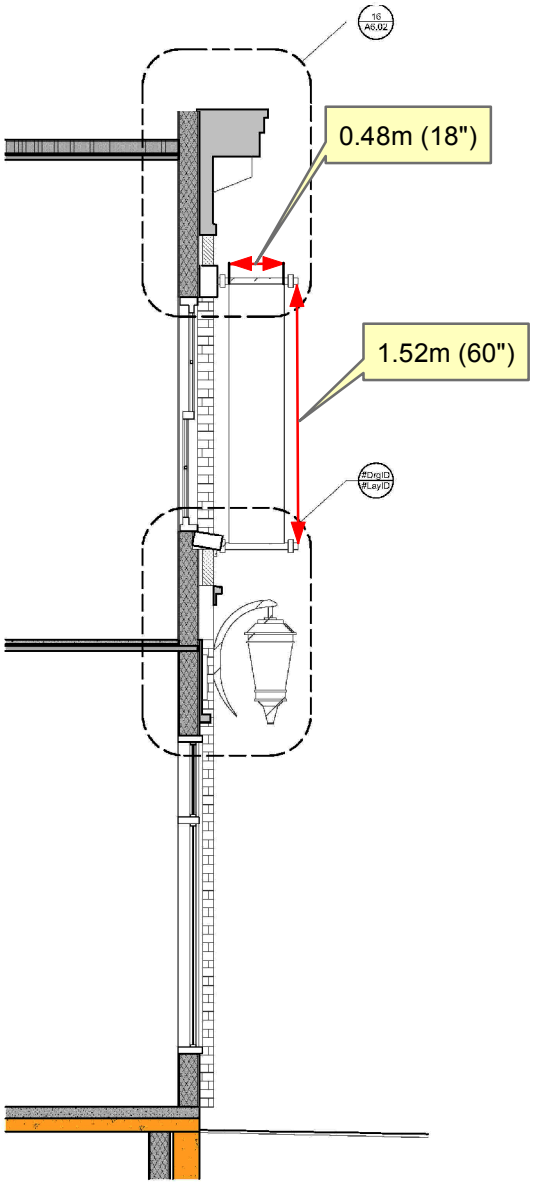
ABBOTSFORD
Planning and Development Services

2539 Montrose Avenue

Figure 5 - Elevations
File No.: PRJ17-185

N | Date





Attachment: City Context Plan and Figures 1 to 6 (PDS 023-2018 : 2539 Montrose Avenue - DVP for

ABBOTSFORD
Planning and Development Services

2539 Montrose Avenue

Figure 6 - Enlarged Elevation
File No.: PRJ17-185

N | Date

ABBOTSFORD

AMENDMENT NO. 1

TO

DEVELOPMENT PERMIT NO. 1983 WITH VARIANCES

1. This Amendment No. 1 to Development Permit No. 1983 with variances as applied for under File No. PRJ17-185 is issued to the owner (the "Permittee") and shall apply only to that certain parcel or tract of land within the City of Abbotsford (the "City") described below, and any and all buildings, structures, and other development thereon and shall be binding on a purchaser of the Permittee's interest in the Lands, or portion thereof:

   Parcel Identifier: 029-810-825
   Legal Description: Lot A Section 22 Township 16 New Westminster District Plan EPP60814

   (the "Lands")

2. This Development Permit Amendment with variances ("DP") is issued pursuant to the *Local Government Act* and the City of Abbotsford Official Community Plan and in accordance with the applicable bylaws of the City, except as specifically varied or supplemented by this Permit.

Development Variances

3. Abbotsford Sign Bylaw, 2001, Section 5.1.b, shall be varied to permit projecting signage in accordance with Schedules H and I.

Permit Limitations

4. This Permit does not constitute subdivision approval, a Soil Removal/Deposit Permit, a Building Permit or Sign Permit and does not entitle the Permittee to undertake any work without the necessary approvals or permits. Site work must be in compliance with the Soil Deposit/Removal Bylaw, the Erosion and Sediment Control Bylaw and the Blasting Regulation Bylaw; other works must be constructed in accordance with engineering plans and specifications acceptable to the City's General Manager of Engineering; and buildings and structures can only be altered, changed in occupancy or constructed in accordance with the B.C. Building Code following issuance of a Building Permit.

5. This Permit does not constitute an approval under, or relieve the Permittee from complying with, any and all federal, provincial or municipal statute, regulation or bylaw governing the Permittee's use and development of the Lands.

Issuance / Expiry

6. This Permit expires if the permit holder does not substantially start any construction within two years from the date of issuance, in accordance with Section 504 of the *Local Government Act*.

   AUTHORIZING RESOLUTION PASSED by Abbotsford City Council on the day of , 2018.

Attachment: Attachment A: Amendment No. 1 to Development Permit No. 1983 with Variances (PDS 023-2018 : 2539 Montrose Avenue - DVP for

THIS PERMIT IS ISSUED this day of , 2018.

The Corporate Seal of the CITY OF ABBOTSFORD was hereunto affixed in the presence of:

Mayor, Henry Braun

Corporate Officer, William Flitton

Attachments:

Schedule H: A3.01 Elevations, prepared by Krahn Group of Companies, dated November 14, 2016

Schedule I: A3.03 Enlarged Elevations, prepared by Krahn Group of Companies, dated November 14, 2016

Attachment: Attachment A: Amendment No. 1 to Development Permit No. 1983 with Variances (PDS 023-2018 : 2539 Montrose Avenue - DVP for

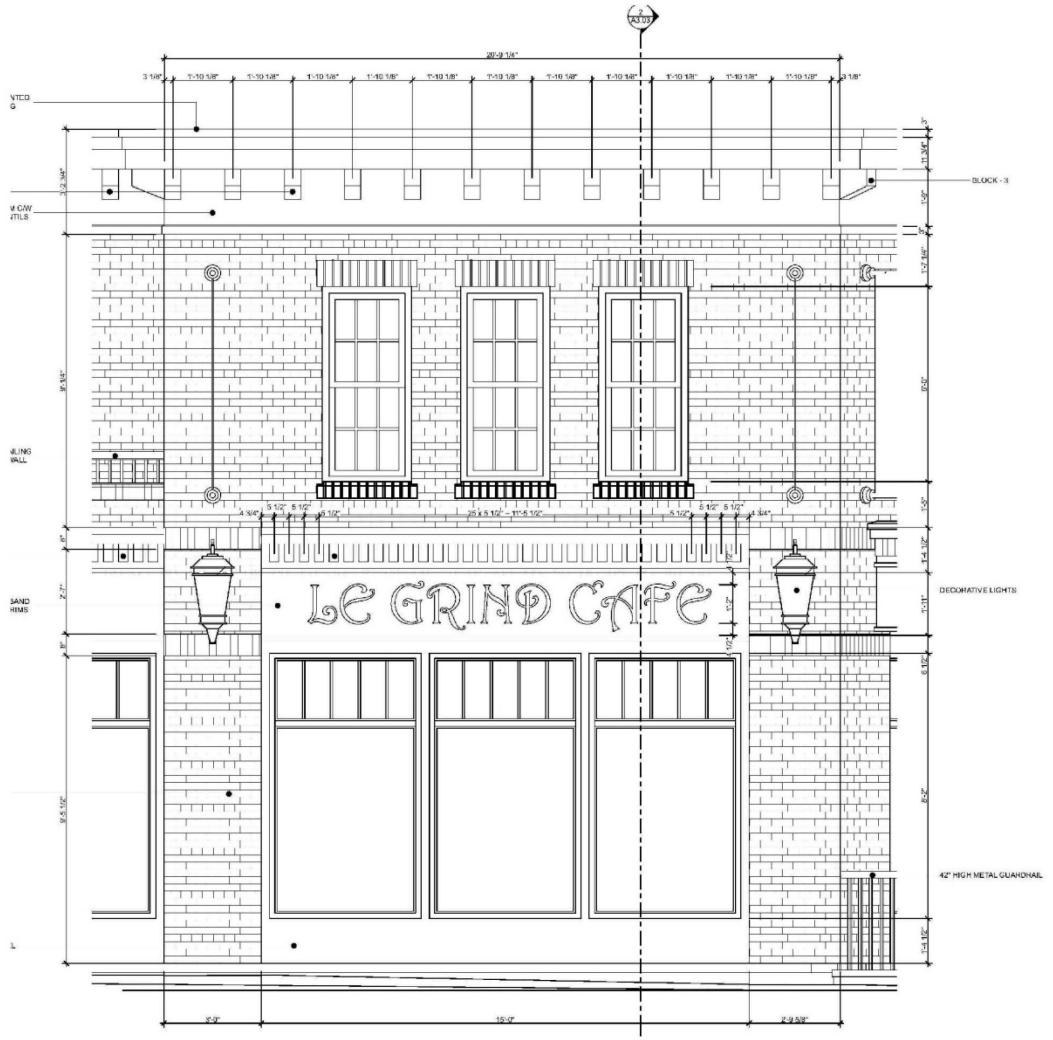
ABBOTSFORD
Planning and Development Services

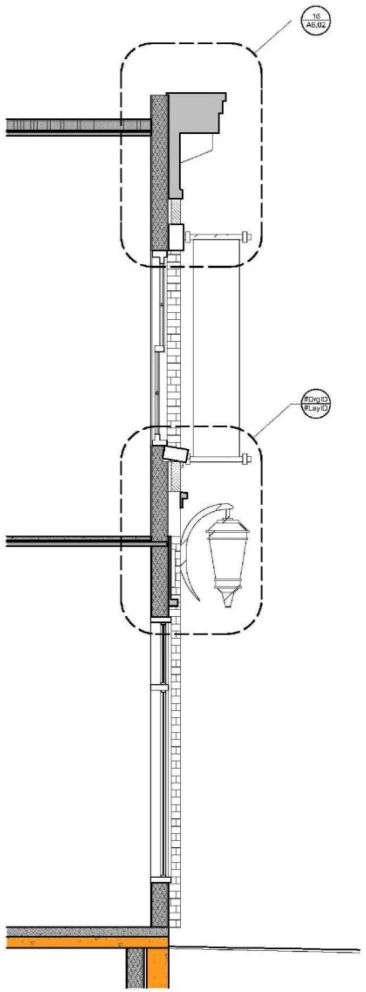
2539 Montrose Avenue

Appendix H - Elevations
File No.: PRJ17-185

N

Date
1/29/2018





ABBOTSFORD
Planning and Development Services

2539 Montrose Avenue

Appendix I - Enlarged Elevation
File No.: PRJ17-185

N

Date
1/29/2018

COUNCIL REPORT

Executive Committee

Report No. PDS 024-2018

Date: February 13, 2018
File No: 3100-05 PRJ17-078

To: Mayor and Council
From: Christine Batchelar, Planner
Subject: Rezoning application for a portion of the property, located at 2969 Bergman Street, to permit an 8 lot residential development (Owner: Aldergrove Central Developments Ltd.; Director: S. Luking)

RECOMMENDATION

1. THAT Bylaw No. 2740-2018, "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 151", be given first and second readings at the next Regular Meeting of Council, and be advanced to an upcoming Public Hearing;

2. THAT prior to adoption of Bylaw No. 2740-2018, "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 115", the following rezoning conditions be satisfied:

   (a) adoption of Bylaw No. 2721-2017 "Official Community Plan Bylaw, 2016, Amendment Bylaw No. 1"; and
   (b) resolving all issues of funding for items not budgeted by the City; and

3. THAT the Mayor and Corporate Officer be authorized to execute all documents relating to this matter.

REPORT CONCURRENCE	
General Manager	**City Manager**
The General Manager concurs with the recommendation of this report.	The City Manager concurs with the recommendation of this report.

PURPOSE

The applicant proposes to rezone a portion of the subject property from Suburban Residential Zone (SR) to Urban Residential Zone (RS3) and Residential Zone (RS5) to permit an eight (8) lot subdivision.

SUMMARY OF THE ISSUE

The subject property was recently rezoned to RS3, RS3-A and RS5 under a previous application (R13-003) to permit an eight (8) lot subdivision; however when Roundhouse Drive was dedicated as part of a prior completed rezoning application (R12-029) for the property to the north, remnant property was orphaned from the parent parcel which was then consolidated with the subject property. The applicant proposes to rezone these areas of the subject property from the existing Suburban Residential Zone (SR) to Urban Residential Zone (RS3) and Residential Zone (RS5) to permit an eight (8) lot subdivision as shown in Figure 5. The total number of proposed lots (8) remains the same as the previous rezoning application (R13-003).

The subject property currently has a split designation in the 2016 Official Community Plan due to the development of Roundhouse Drive, as previously discussed above. The majority of the property is designated Urban 4 – Detached, with a small portion currently designated Urban 2 - Ground Oriented. However, the applicants proposal is consistent with City initiated 2018 Housekeeping update to the Official Community Plan that staff introduced to Council earlier this year, which proposes to amend the land use of a portion of the subject property from Urban 2 – Ground Oriented to Urban 4 – detached (see Figure 3), which would (if approved) eliminate the split land use designation from the subject property. The existing single detached dwelling is expected to be demolished in conjunction with the future subdivision, if the current rezoning application is adopted.

BACKGROUND

Owners:	Aldergrove Central Developments Ltd. (Contact: Stephan Luking)
Legal Description:	Lot 2 Section 20 Township 13 New Westminster District Plan EPP55430
OCP Designation:	Urban 2 – Ground Oriented (only a portion) Urban 4 – Detached (majority of the subject property)
Existing Zoning:	Suburban Residential Zone (SR)
Proposed Zoning:	Urban Residential Zone (RS3) and Residential Zone (RS5)
Site Area:	0.50 ha (1.23 acres)
Site Description:	The property is located at the end of Bergman Street and is occupied by a house. There is an existing large hedgerow of 18 cedars located along the south property line. Roundhouse Drive to the north was recently dedicated and therefore has not yet been constructed. The existing house on site will be demolished as part of the subdivision.
Surrounding Uses:	N: unconstructed Roundhouse Drive and proposed townhouse (zoned N26); S: single family residential (zoned SR); E: Bergman Street and single family residential (zoned RS3 and RS3-A); W: unconstructed Roundhouse Drive and proposed townhouses (zoned N26) and single family residential (zoned SR) beyond.

DISCUSSION

Context

1. The subject property is located at the end of Bergman Street and along the newly dedicated Roundhouse Drive. Roundhouse Drive was recently dedicated as required under R12-029 to permit a 115 unit townhouse development for 27735 Roundhouse Drive. The majority of the subject property was recently rezoned (R13-003) to permit an eight lot subdivision. A neighbouring property to the east was also recently rezoned (R11-030) to permit a five lot subdivision. Swensson Park is located approximately 500m from the subject property.

Official Community Plan (OCP)

2. The majority of the subject site is designated Urban 4 – Detached with a small portion designated Urban 2 – Ground Oriented in the OCP (see Figure 3). The purpose of the Urban 4 – Detached designation is to enable low density single detached housing in neighbourhoods. Single detached dwellings, with some ground oriented duplexes for residential uses with accessory units are permitted in this land use designation.

   The purpose of the Urban 2 – Ground Oriented designation is to enable multifamily housing, primarily townhouses, to support Mixed Use Centres and or to serve as transition areas between single detached neighbourhoods and higher density centres.

3. When Roundhouse Drive was dedicated it created two remnant pieces from 27735 Roundhouse Drive. These remnant pieces were then consolidated with the subject property, 2969 Bergman Street. 27735 Roundhouse Drive was designated Urban 2 – Ground Oriented and this designation followed the remnant pieces which were consolidated with the subject property. Staff are currently proposing a housekeeping OCP amendment which includes several OCP map amendments for several properties within the City including portions of the subject property, 2969 Bergman Street. If the proposed OCP amendment is adopted the subject property will be fully designated Urban 4 – Detached. To ensure consistency with the OCP, staff recommends that OCP Amendment Bylaw No. 2721-2017 be adopted prior to adoption of Rezoning Bylaw 2740-2017 (see Figure 3).

   The proposed rezoning from SR to RS3 and RS5 to permit the development of eight (8) residential lots conforms to the Urban 4 – Detached designation.

4. The proposed development meets the intent of broader OCP objectives, as follows:

   - Support diverse housing types for a variety of household sizes, incomes, tenures, and preferences (2.1); and
   - Support mixed affordable housing options which can serve as mortgage helpers for owners while providing affordable options for renters or extended family members (2.2).

Zoning

4. The subject property was recently rezoned to RS3, RS3A and RS5 (see Figure 4). When Roundhouse Road was dedicated it left two remnant portions from 27735 Roundhouse

Drive which were consolidated into 2969 Bergman Street. These remnant portions were not covered under the original rezoning of the subject property and therefore the applicant is proposing to rezone those areas of the subject property to RS3 and RS5. The RS3 and RS5 Zones both permit secondary suites.

Secondary Suites Policy

6. As identified in part 2 of the OCP, secondary suites are supported in single detached dwellings, subject to the following criteria:

- Not be on a cul-de-sac bulb;
- Not be in a bare land strata (except where road infrastructure meets City bylaw standards);
- Have a minimum frontage of 12.0 m;
- Have a minimum lot size of 400m2; and
- Be located on a Collector or Local road.

The proposal is consistent with the above criteria, the proposed six (6) lots along Roundhouse Drive would be permitted to establish a secondary suite while the two (2) proposed along Bergman Street would not and therefore were rezoned to RS3-A under the previous application.

Affordable Housing Strategy

7. The Affordable Housing Strategy, (endorsed by Council November 7, 2011) similar to the OCP objectives and policies, encourages the development of complete, connected and livable neighbourhoods with diverse housing types (Objective 4). With policies that support affordable housing development close to transit, jobs and services and the creation of a variety of housing types to suit different needs related to household type, tenure and income. The applicant's proposal is consistent with this policy.

Tree Protection, Removal and Replacement

8. In conjunction with this development, street trees and yard trees (minimum of 1 tree per lot) are required in accordance with the Development Bylaw, 2011 and will be secured at the subdivision stage.

9. There are a number of trees onsite. Tree removal and replacements were looked at under R13-003 and a tree protection covenant was registered to protect those trees located along the south property line.

Subdivision

10. The proposed preliminary lot layout plan (see Figure 5) to subdivide the property into eight (8) lots will be reviewed for acceptability by the Approving Officer, if the proposed rezoning application receives third reading. At that time, staff will conduct a formal subdivision review and the exact dimensions of the proposed lots will be finalized. Prior to final subdivision approval, the existing single detached dwelling will either need to be demolished or relocated to conform to the proposed lot layout.

Driveway and Parking Requirements

11. The proposed development will be required to comply with the Zoning Bylaw, 2014 and the Development Bylaw, 2011 when constructing a driveway. The Zoning Bylaw requires a minimum of two (2) parking spaces for a single family house and if a secondary suite is constructed an additional parking space is required. As per the Development Bylaw, the maximum driveway width is 6.0m and the minimum is 2.7m. In accordance with the Zoning Bylaw, the minimum parking stall width is 2.7m and the minimum length is 5.5m.

Site Development Requirements

12. No additional works and services are necessary to support this application as the required works and services were secured through R13-003.

13. The developer is responsible to adhere to all other legislation, which may apply to the land, including:

    (a) complying with all applicable City bylaws, such as Official Community Plan, 2016, Development Bylaw, 2011, Tree Protection Bylaw, 2010, Building Bylaw, 2003, Sign Bylaw, 2001, Erosion and Sediment Control Bylaw, 2010, and Development Cost Charges Imposition Bylaw administered by the City; and

    (b) obtaining all other necessary approvals and permits on such terms as they may be issued, including but not limited to a development permit, tree removal permit, subdivision approval, building permit, soil removal/deposit permit, Ministry of Health permit, Ministry of Transportation and Infrastructure approval and Ministry of Environment approval.

Communication Plan

If the zoning amendment bylaw is supported by Council, Bylaw No. 2740-2018, cited as "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 151" will proceed to a Regular Meeting of Council, where it will be considered for 1st and 2nd readings. If supported by Council, the Rezoning Bylaw will proceed to a Public Hearing. The City will notify in writing the owners and occupiers of land within a 100 meter radius of the property and provide Council with copies of any feedback that is received.

The City received confirmation on August 4, 2017, that the applicant installed the required Development Notification Signage in accordance with the Development Application Procedures Bylaw, which requires the signage to be installed a minimum of three (3) weeks in advance of Council's consideration of the application.

FINANCIAL PLAN IMPLICATION

No financial plan implications are anticipated. Any capital works implications arising from this application have been addressed through the rezoning process.

Rajat Sharma

Rajat Sharma
General Manager, Finance and Corporate Services
Signed 2/2/2018 6:10 PM

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

The proposal meets the goals and objectives identified in the OCP and Affordable Housing Strategy. Council's Strategic Plan 2015-2018 identifies four cornerstones: vibrant economy, complete community, fiscal discipline and organizational alignment. The proposal is consistent with the complete community cornerstone by permitting secondary suites which provides affordable housing options for the community.

SUBSTANTIATION OF RECOMMENDATION

Staff recommends support for the proposed rezoning of portions of the subject property from SR to RS3 and RS5 to permit an eight (8) lot residential subdivision, given that the proposed development is consistent with the 2018 City initiated housekeeping update to the Official Community Plan that staff introduced to Council in early 2018. The 2018 housekeeping updates to the Official Community Plan would revise the land use designation for portions of the property from Urban 2 – Ground Oriented to Urban 4 – Detached, thereby bringing consistency with the existing Urban 4 – Detached land use designation for the remainder of the property.

Christine Batchelar

Christine Batchelar
Planner
Signed 1/29/2018 4:23 PM

Darren Braun

Darren Braun
Director, Development Planning
Signed 2/2/2018 6:08 PM

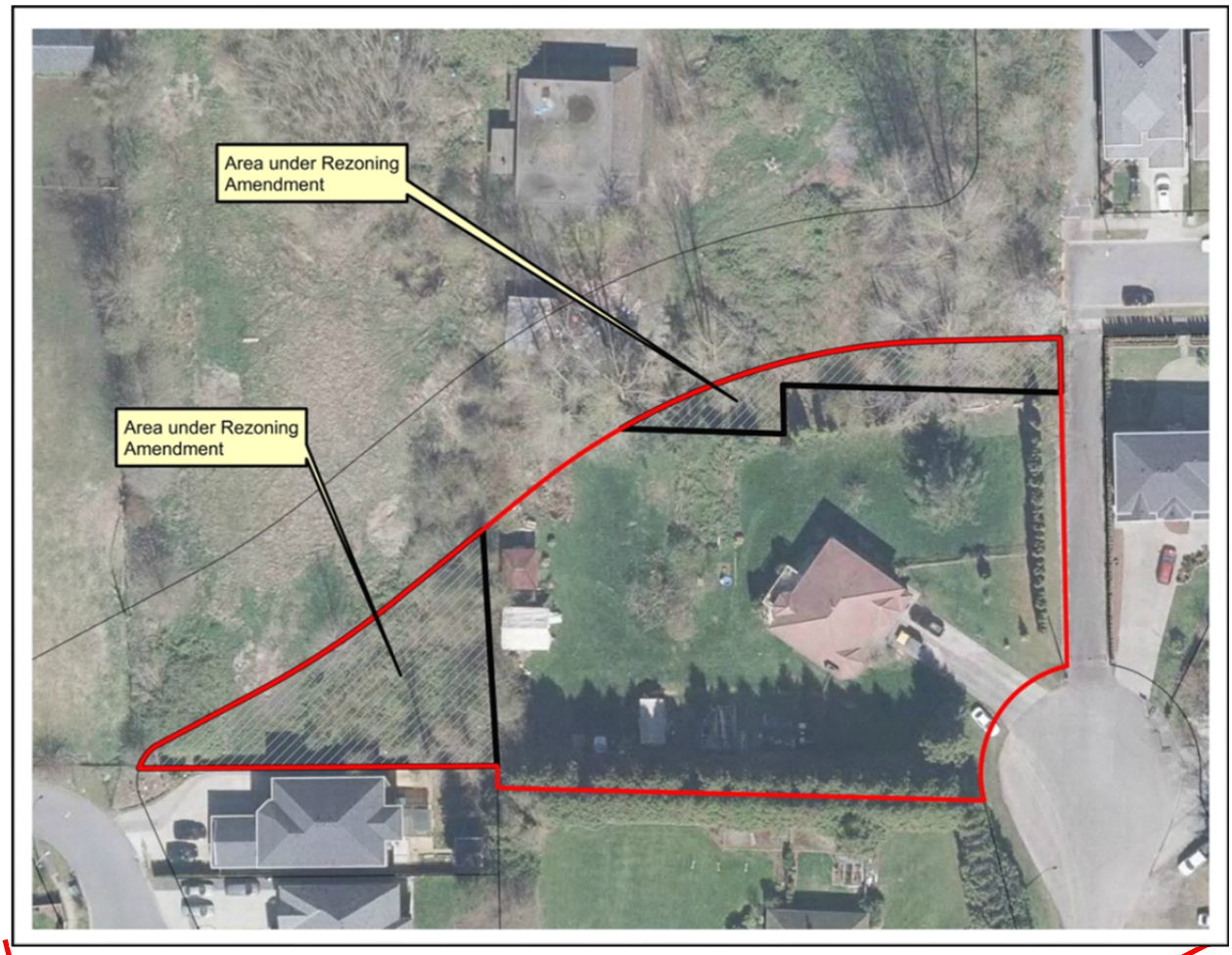
Siri Bertelsen

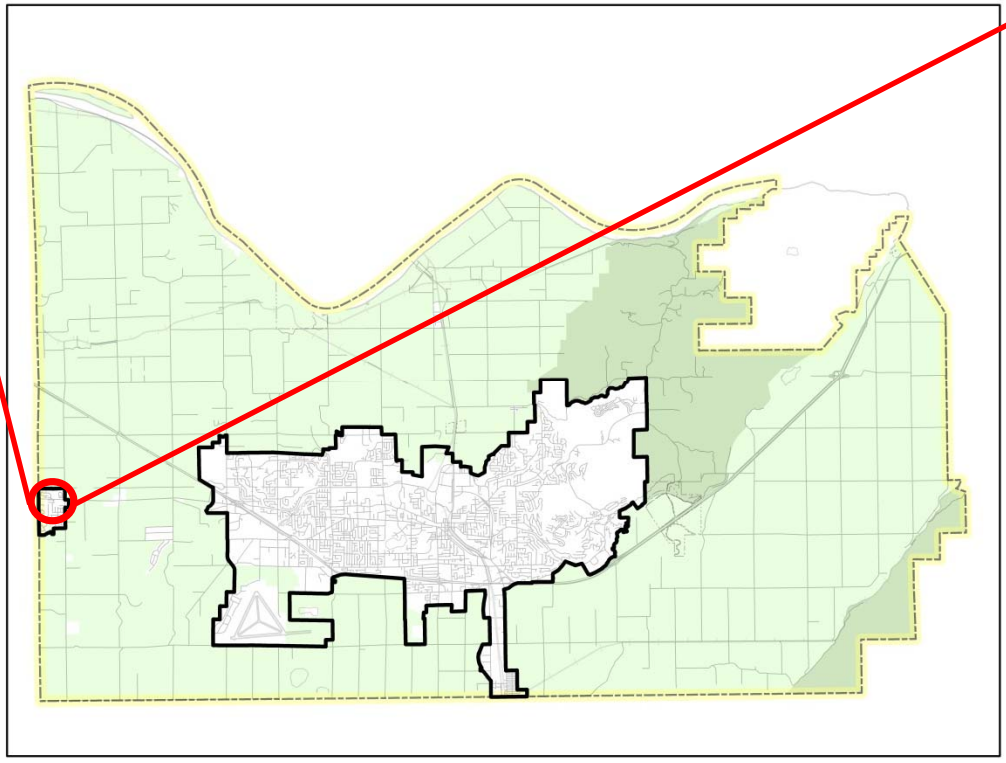
Siri Bertelsen
General Manager, Planning and Development Services
Signed 2/5/2018 11:47 AM

ATTACHMENTS:

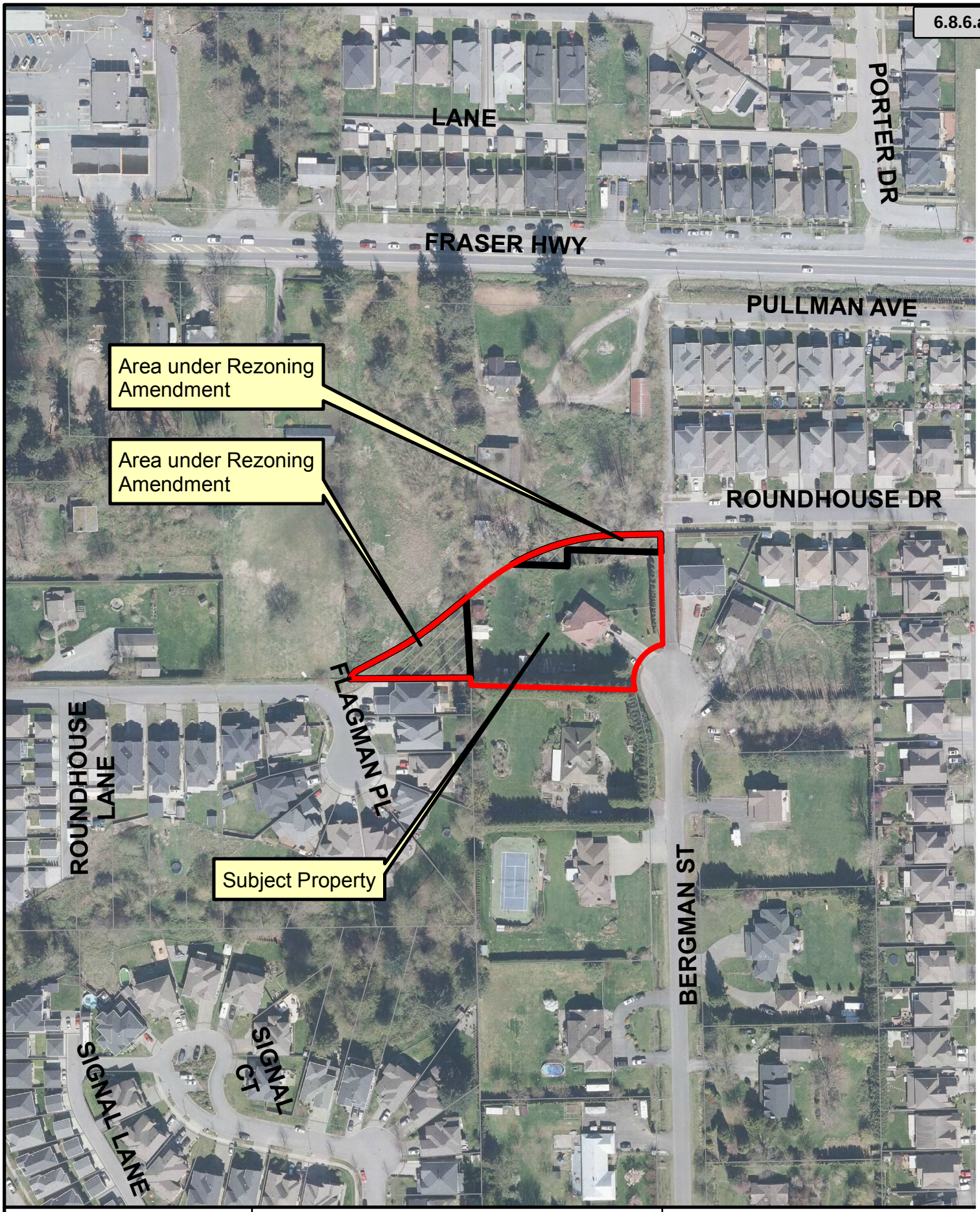
City Context Plan and Figures 1 to 6
Attachment A: Bylaw No. 2740-2018 Abbotsford Zoning Bylaw 2014 Amendment Bylaw No. 151

City Context Plan
File: PRJ17-078 Location: 2969 Bergman Street





Attachment: City Context Plan and Figures 1 to 6 (PDS 024-2018 : 2969 Bergman Street - Housekeeping Rezoning for portions of the property



ABBOTSFORD
Planning and Development Services

2969 Bergman Street

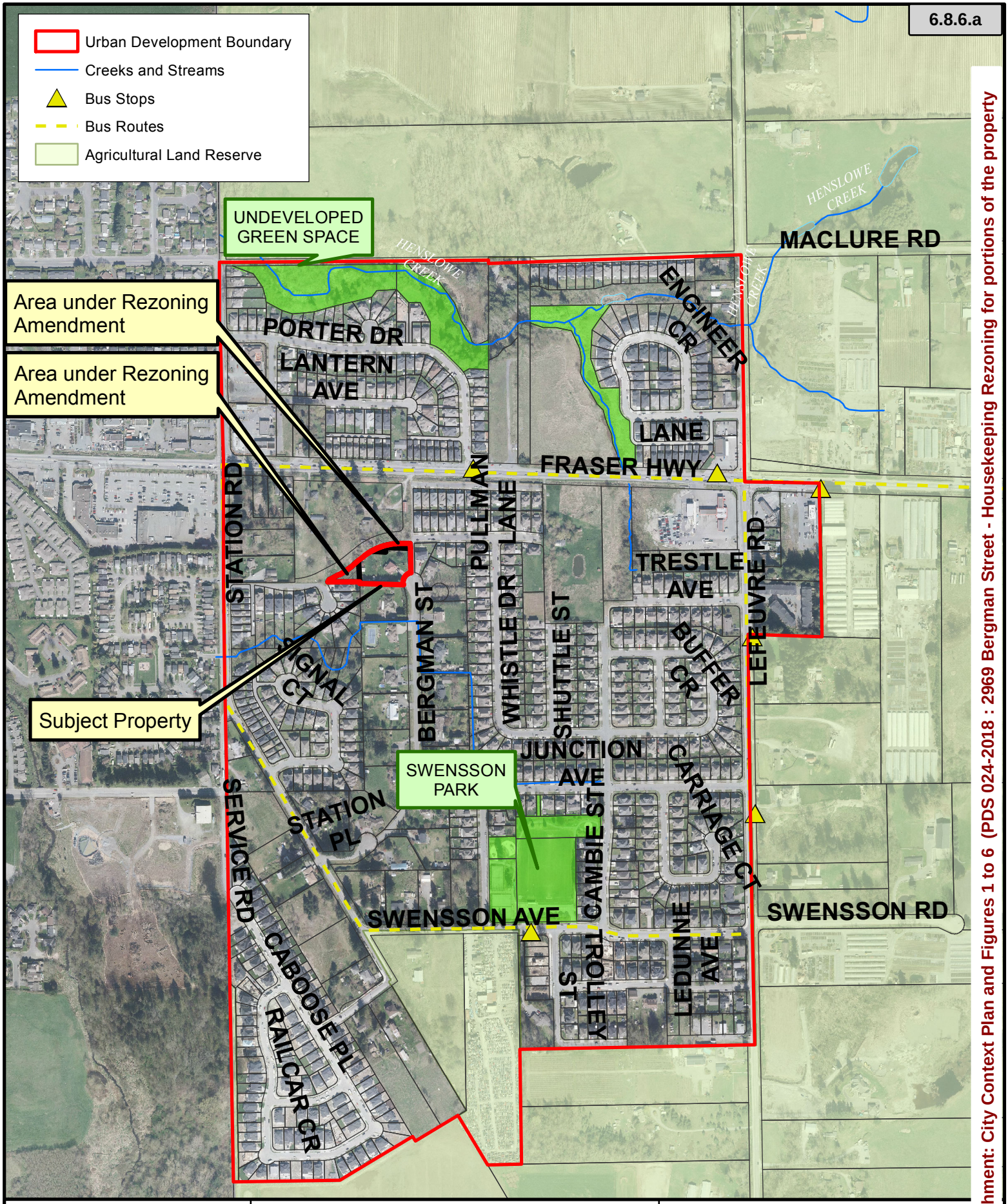
Figure 1 - Location Plan
File No.: PRJ17-078

40 0 40
Meters

N

Date

Attachment: City Context Plan and Figures 1 to 6 (PDS 024-2018 : 2969 Bergman Street - Housekeeping Rezoning for portions of the property



ABBOTSFORD
Planning and Development Services

2969 Bergman Street

Figure 2 - Context Plan
File No.: PRJ17-078

50 0 150
Meters

N

Date

Attachment: City Context Plan and Figures 1 to 6 (PDS 024-2018 : 2969 Bergman Street - Housekeeping Rezoning for portions of the property



Attachment: City Context Plan and Figures 1 to 6 (PDS 024-2018 : 2969 Bergman Street - Housekeeping Rezoning for portions of the property

ABBOTSFORD
Planning and Development Services

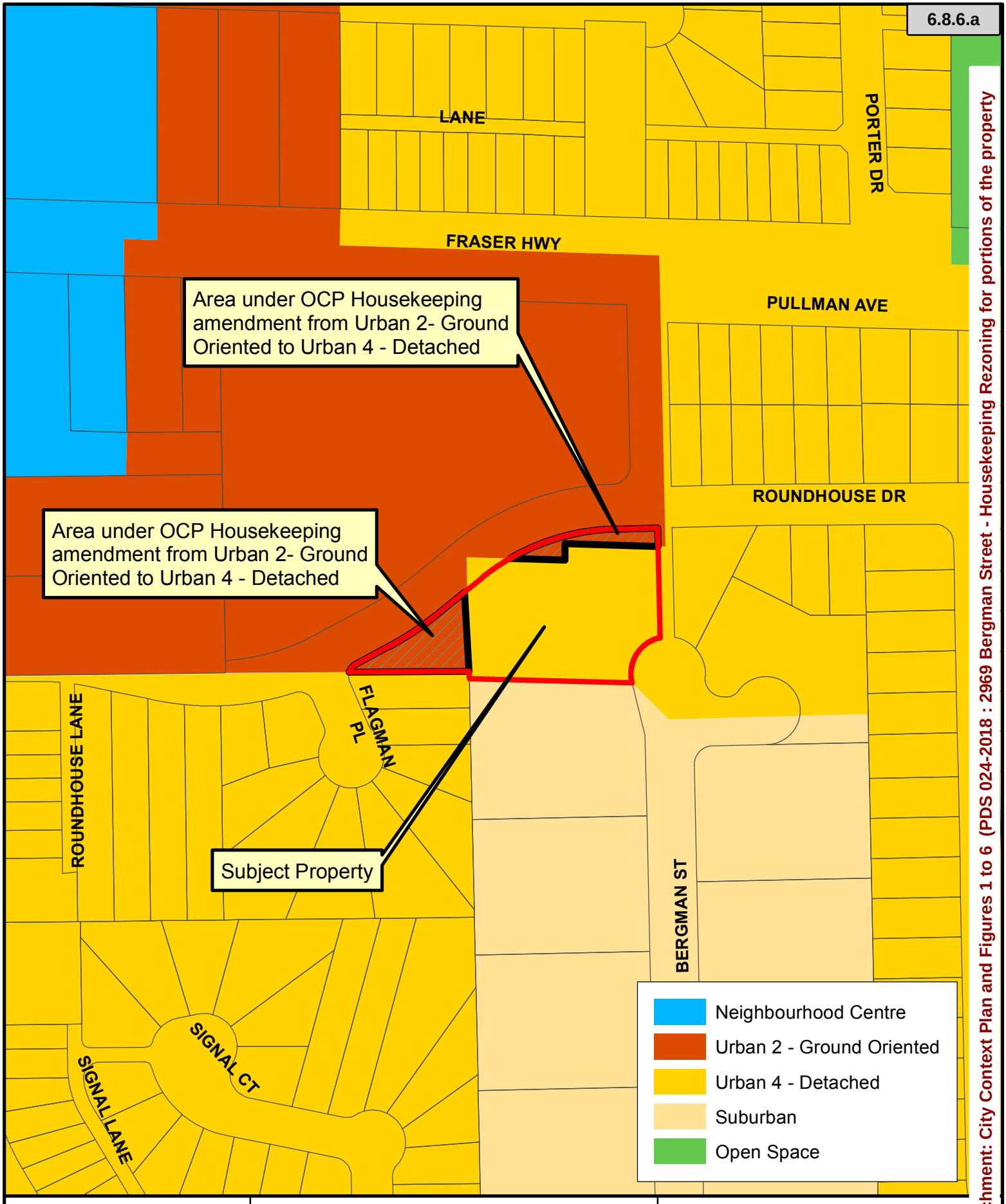
2969 Bergman Street

Figure 3 - Parent Parcel Configurati
File No.: PRJ17-078

25 0 25
Meters

N

Date



ABBOTSFORD
Planning and Development Services

2969 Bergman Street

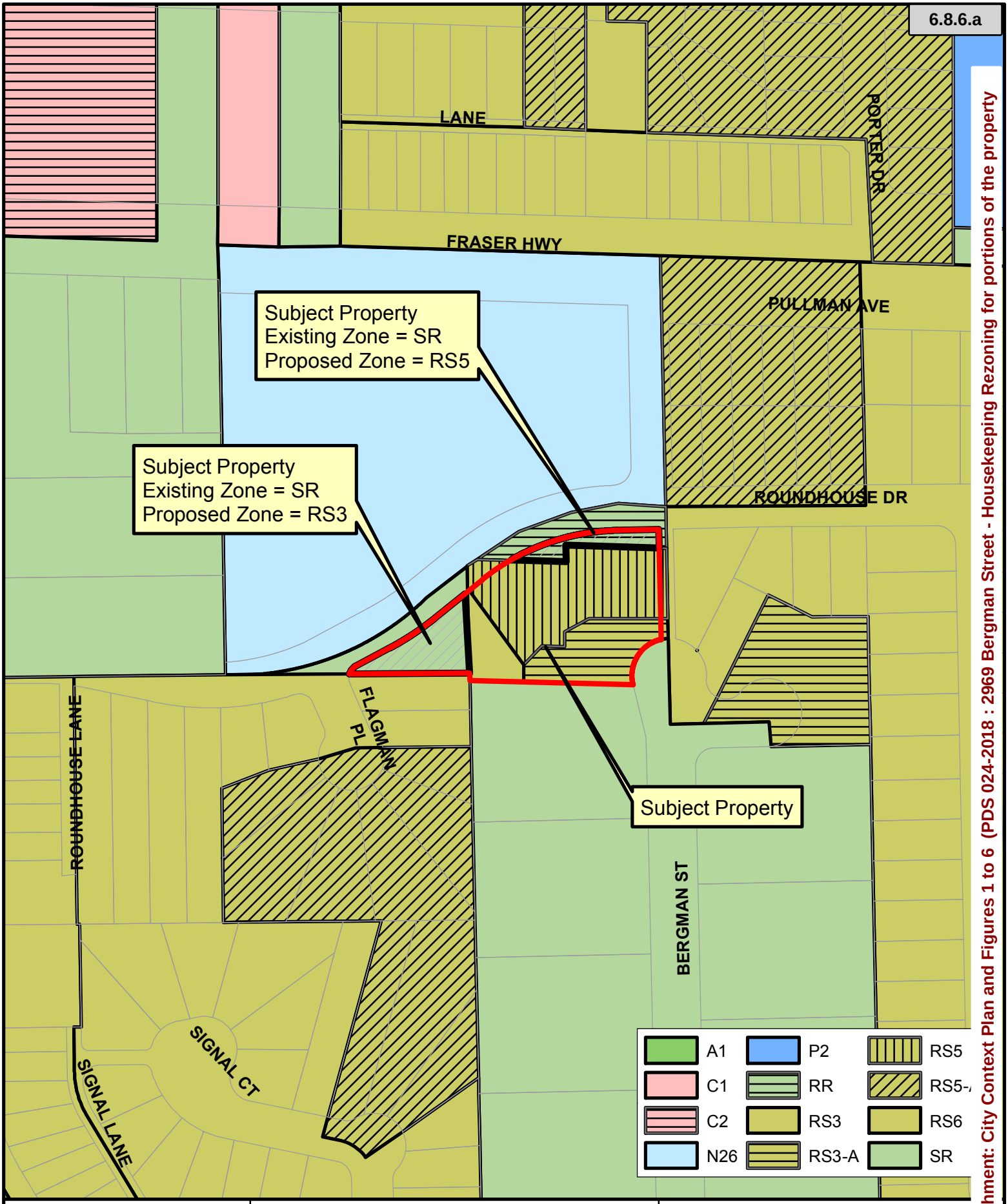
Figure 4 - Existing & Proposed OCP
File No.: PRJ17-078

40 0 40
Meters

N

Date

Attachment: City Context Plan and Figures 1 to 6 (PDS 024-2018 : 2969 Bergman Street - Housekeeping Rezoning for portions of the property



ABBOTSFORD
Planning and Development Services

2969 Bergman Street

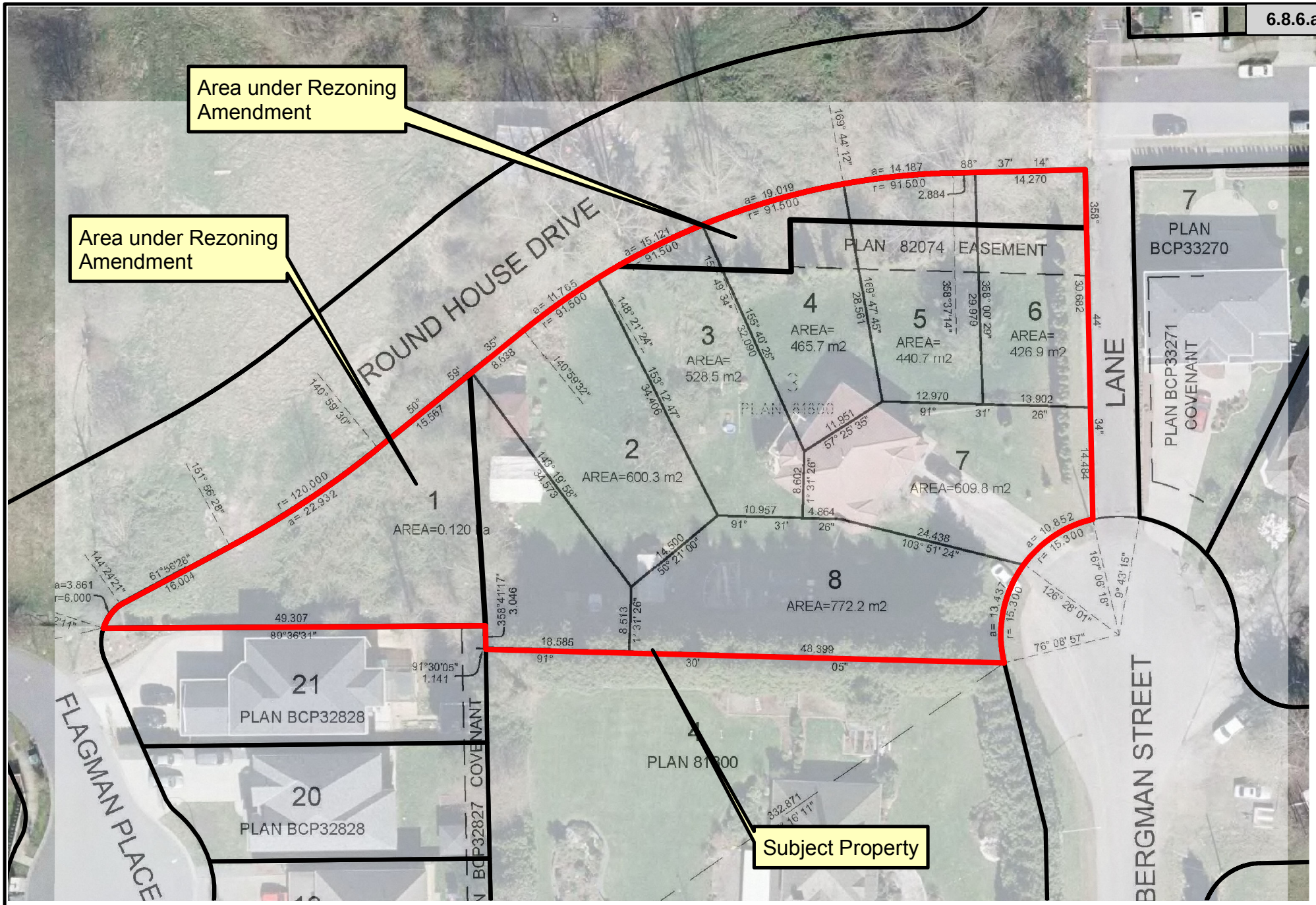
Figure 5 - Existing & Proposed Zoni
File No.: PRJ17-078

40 0 40
Meters

N

Date

Attachment: City Context Plan and Figures 1 to 6 (PDS 024-2018 : 2969 Bergman Street - Housekeeping Rezoning for portions of the property



Attachment: City Context Plan and Figures 1 to 6 (PDS 024-2018 : 2969 Bergman Street - Housekeeping

ABBOTSFORD
Planning and Development Services

2969 Bergman Street

Figure 6 - Proposed Subdivision
File No.: PRJ17-078

N | Date

CITY OF ABBOTSFORD

ABBOTSFORD ZONING BYLAW, 2014, AMENDMENT BYLAW NO. 151

Bylaw No. 2740-2018 PRJ17-078

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

1. CITATION

Bylaw No. 2740-2018 may be cited as "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 151".

2. AMENDS ZONING MAPS

Abbotsford Zoning Bylaw, 2014, Schedule "D", Urban Area Zoning, as amended, is further amended by changing the zoning of a portion of:

P.I.D.: 029-989-574
Lot 2 Section 20 Township 13 New Westminster District Plan EPP55430

Located at 2969 Bergman Street

From: Suburban Residential Zone (SR)
To: Urban Residential Zone (RS3) and Residential Zone (RS5), per the attached Appendix "A".

READ A FIRST TIME this	day of	, 2018
READ A SECOND TIME this	day of	, 2018
PUBLIC HEARING HELD this	day of	, 2018
READ A THIRD TIME this	day of	, 2018
ADOPTED this	day of	, 2018

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

Henry Braun
Mayor

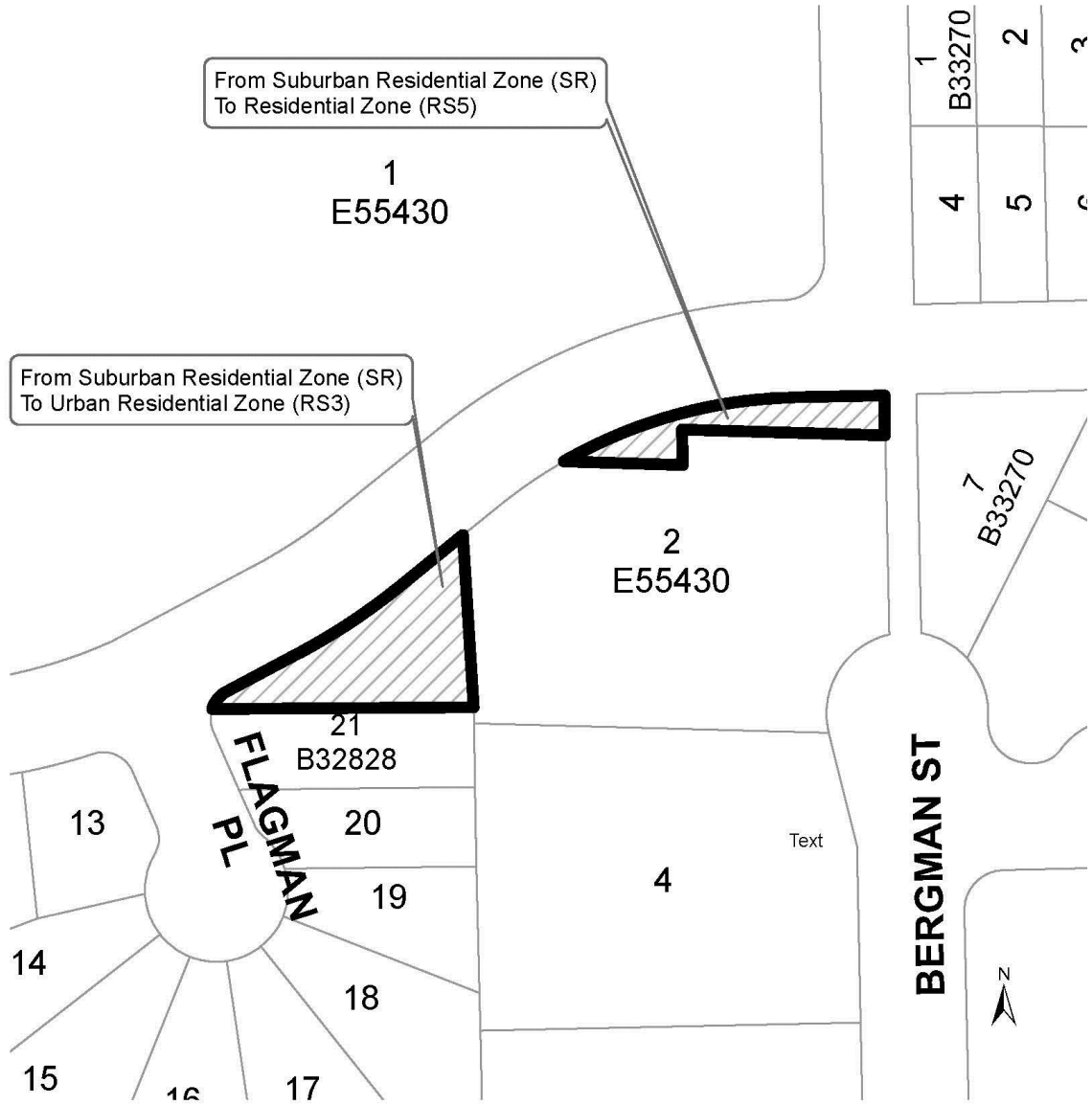
Katie Karn
Deputy City Clerk

William Flitton
Corporate Officer

Attachment: Attachment A: Bylaw No. 2740-2018 Abbotsford Zoning Bylaw 2014 Amendment Bylaw No. 151 (PDS 024-2018 : 2969 Bergman

APPENDIX "A"

APPENDIX "A"
SCHEDULE BYLAW NO. **2740-2018**
BEING ABBOTSFORD ZONING BYLAW, 2014,
AMENDMENT BYLAW NO. **151**
FROM: **Suburban Residential Zone (SR)**
TO: **Urban Residential Zone (RS3) and Residential Zone (RS5)**



Attachment: Attachment A: Bylaw No. 2740-2018 Abbotsford Zoning Bylaw 2014 Amendment Bylaw No. 151 (PDS 024-2018 : 2969 Bergman