

Council Report No. PDS 106-2025

Date: June 10, 2025

File No. 3100-05/PRJ23-115

To: Mayor and Council  
From: Brittany Ekelund, Planner  
Subject: Official Community Plan and Rezoning Text Amendments (3474 Gladwin Road)

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## **RECOMMENDATION**

1. That Bylaw No. 3645-2025, "Official Community Plan Bylaw, 2016, Amendment Bylaw No. 035", be read a first time;
2. That, Council acknowledges that the City has referred Bylaw No. 3645-2025, "Official Community Plan Bylaw, 2016, Amendment Bylaw No. 035" to local First Nations and to School District No. 34 (Abbotsford) Board of Education under sections 475 and 476 of the Local Government Act;
3. That Council, having considered the following in the order outlined, give second reading to Bylaw No. 3645-2025, "Official Community Plan Bylaw, 2016, Amendment Bylaw No. 035", having considered;
  - a. The City of Abbotsford's Financial Plan;
  - b. The City of Abbotsford's Wastewater System Master Plan;
  - c. The JAMES Wastewater Master Plan;
  - d. The Fraser Valley Regional District's Solid Waste Management Plan;
  - e. The matters under sections 475(2) of the Local Government Act and is satisfied that the consultation undertaken to date, plus the additional consultation directed herein, meets the requirements of section 475 of the Local Government Act; and
  - f. The matters under section 476(2) of the Local Government Act and is satisfied that the consultation with School District No. 34 (Abbotsford) Board of Education undertaken to date, plus the additional consultation referenced above, meets the requirements of section 476 of the Local Government Act;
4. That pursuant to section 477(3)(c) of the Local Government Act, referred Bylaw No. 3645-2025 "Official Community Plan Bylaw, 2016, Amendment Bylaw No. 035", be advanced to an upcoming Public Hearing;
5. That should Bylaw No. 3645-2025, "Official Community Plan Bylaw, 2016, Amendment Bylaw No. 035", receive third reading at an upcoming Regular Council Meeting, Bylaw No. 3646-2025, "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 688", be considered for first, second and third readings;
6. That prior to adoption of Bylaw No. 3646-2025, "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 688", the following conditions be satisfied:

- a. adoption of Bylaw No. 3645-2025, “Official Community Plan Bylaw, 2016, Amendment Bylaw No. 035”;
  - b. entering into a development agreement and/or providing cash-in-lieu to secure the required road dedication and utility upgrades and extensions, as detailed in the Works and Services Report and to the satisfaction of the General Manager of Engineering and Regional Utilities;
  - c. entering into a Housing Agreement that provides the administration and management of below market rental units, including the rent levels;
  - d. providing a Statutory Right-of-way of 2.25 m along the entire frontage of Gladwin Road;
  - e. providing a road dedication of 3.0 m along the full frontage of lands along Old Riverside Road;
  - f. registering a section 219 covenant to secure for the collection of a Community Amenity Contribution of \$14.30 per m<sup>2</sup> of net residential floor area prior to the issuance of a future Development Permit; and
  - g. resolving all issues of funding for items not budgeted by the City;
7. That Bylaw No. 3661-2025, “Abbotsford Zoning Bylaw, 2014, Amendment No. 701”, be given first, second and third readings; and
  8. That prior to adoption of Bylaw No. 3661-2025, “Abbotsford Zoning Bylaw, 2014, Amendment No. 701”, the following conditions be satisfied:
    - a. obtaining Ministry of Transportation and Transit approval of Bylaw No. 3661-2025 “Abbotsford Zoning Bylaw, 2014, Amendment No. 701”.

REPORT CONCURRENCE	
<b>GENERAL MANAGER</b>  The General Manager concurs with the recommendation of this report.	<b>CITY MANAGER</b>  The City Manager concurs with the recommendation of this report.

## PURPOSE

The applicant is proposing the following:

- An Official Community Plan (OCP) amendment to amend the Institutional land use designation to allow for residential uses in the form of an apartment limited to non-market housing on sites with an assembly use;
- A rezoning amendment to create a new Comprehensive Development Zone (N107) and to rezone the subject property to N107;
- A Zoning Bylaw text amendment to section 120 Definitions for the addition of a non-market housing definition; and
- A Zoning Bylaw text amendment to section 150.11.1 Off-Street Parking and Loading Regulations to allow for shared parking between a commercial and institutional use.

The applicant intends to construct a six storey building with the first storey consisting of places of worship and a child care centre, the second storey for congregate care and the remaining four stories as non-market rental units.

## SUMMARY OF THE ISSUE

The applicant is proposing to amend the Official Community Plan (OCP) to enable residential uses in the form of Non-Market Housing on parcels with places of worship within the Institutional land use designation. The applicant is further proposing rezoning amendments to rezone the property to a new Comprehensive Development (N107) Zone amend sections 120 and 150 of the Zoning Bylaw to add a Non-Market Housing definition and to include institutional uses to the shared parking provisions.

The applicant intends to construct a six storey building which will accommodate the following uses:

- Assembly Use - space for religious worship for Gladwin Heights United Church and First Methodist (First Floor);
- Childcare Centre - pre-school, day-care and before and after school care (First Floor);
- Congregate Care - MSA Society for Community Living (Second Floor); and
- Non-Market Housing – residential rental units for low income seniors (Third to Sixth Floor)

An amendment to section 150 of the Zoning Bylaw has been proposed to allow for shared parking between a commercial (the child care) and institutional uses (places of worship) as these uses occur at different times of the week.

The applicants Letter of Intent is attached as Attachment A.

Staff support the proposed OCP and rezoning amendments to facilitate the construction of a six storey mixed use building as this proposal is in line with the Affordable Housing Strategy and general policy contained within the OCP.

## BACKGROUND

Applicant:	Gladwin Heights Church
Registered Owners:	The Trustees of Gladwin Heights Pastoral Charge of The United Church of Canada
	For Director's information: see Confirmation Letter of Trustees (Attachment H)
Legal Description:	Lot 1 Section 28 Township 16 New Westminster District Plan 74088 Except Plans 85783 and BCP33212
OCP Designation:	Institutional
Existing Zoning:	Assembly Zone (P3)
Proposed Zoning:	Comprehensive Development Zone 107 (N107)
Site Area:	0.84 ha (2.0 acres)
Site Description:	The subject property is located to the south of Downes Road and north of Maclure Road. BC Hydro right of way runs through the majority of the property. Wind and

Tide Childcare Centre, Gladwin Heights United Church, Sant Nirankari Mission and First Methodist are currently sharing space within the existing building.

Surrounding Uses:

N:	Old Riverside Road, Chief Dan George Middle School (zoned P2) Commercial (zoned C1) beyond;
S:	Multifamily Residential (zoned RM45);
E:	Open Space (zoned P2) and single detached residential (zoned RS3) beyond; and
W:	Gladwin Road, Gladwin Park (Zoned P1) and single detached residential (zoned RS3) beyond.

## DISCUSSION

### Context

1. The proposed development is located on the southeast side of the intersection at Gladwin Road and Old Riverside Road. The surrounding neighbourhood consists of open space, single detached residential and multifamily residential. Gladwin Park and Abbotsford Exhibition Park are located directly across Gladwin Road to the west. Old Riverside Park is located directly to the east. Commercial services are available approximately one kilometer to the south and approximately 150 m to the north along Gladwin Road. Chief Dan George Middle School is located directly across Old Riverside Road to the north.

### Official Community Plan (OCP)

2. The Official Community Plan (OCP) designates this site as Institutional (Figure 3), which allows for institutional uses, including places of worship and one accessory dwelling unit. Under the current land use designation buildings are limited to three stories in height, with a maximum density of 0.7 FSR.
3. The applicant is proposing an amendment to the Institutional land use designation to permit non-market housing, on parcels with a place of worship, within the Urban Development Boundary. This amendment to the land use designation would increase the permitted height to a maximum of 6 storeys where non-market housing is permitted and increase the maximum Floor Space Ratio to 2.5.

The proposed OCP amendment is not property specific and would apply to any property within the Urban Development Boundary designated as Institutional. Existing and proposed places of worship would be able to proceed with similar rezoning applications to permit non-market housing and congregate care on properties designated as Institutional. These potential rezoning applications would be reviewed on a case by case basis.

4. The following OCP policies are consistent with the proposed OCP amendment:
  - 2.5 – Age Friendly: Incorporate age-friendly design that responds to the needs of older individuals and people with disabilities.
  - 2.6 – Non-Market Housing: Increase the amount of affordable and adequate accommodation for lower income households including by:
    - Increasing Housing supply of non-profit rental social housing through partnership and collaboration;

- 4.17 – Older Adults: Consider the needs of older adults to promote active aging, aging in place, and providing a continuum of care to ensure they remain socially connected, active, and supported in their homes and community.
- 4.18 – Social Spaces and Connectedness: Create neighbourhoods that are designed to encourage social interaction and community participation opportunities. This can include community hubs with shared social service delivery, and places that integrate health care, child care, family services, and local economic activity.

### **OCP Amendment Consultation (Public Information Meeting)**

5. Section 475 of the Local Government Act (LGA) states that when an amendment to an Official Community Plan (OCP) is proposed, the local government must provide an opportunity it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected. This is in addition to a Public Hearing.
6. To align with this LGA requirement, Section 3.1 (Notification and Consultation) of the Development Applications Procedures Bylaw outlines that OCP amendment applications be presented for public review at a City hosted information meeting, prior to proceeding for Council consideration. In this regard, both an in-person Public Information Meeting (PIM) and an online consultation opportunity, using the City of Abbotsford's 'Let's Talk Abbotsford' community engagement platform, were available for staff to receive public input on the proposal.
7. In accordance with the Development Application Procedures Bylaw, newspaper advertisements were published and notification was mailed to residents within 250 m of the subject property.
8. For the online consultation, residents were invited to review the proposed OCP amendment and associated project details online from January 13, 2025 to February 18, 2025 (3 weeks) and complete a survey to identify key community concerns related to the OCP amendment. The webpage recorded 833 visits, with 121 survey responses received. Of the 121 responses, 20 responses were in support of the OCP amendment, 89 did not support the OCP amendment and 12 were undecided. A summary of this online consultation is provided in Attachment E.
9. A summary of the online feedback is provided below:
  - traffic congestion and general safety at the intersection of Old Riverside Road and Gladwin Road;
  - the removal of the subject property's parking lot for park and school users;
  - supported housing uses and proximity to existing residential, park and school uses;
  - potential for increase in crime;
  - uses proposed in proximity to the Hydro lines;
  - more non-market housing needed in the City; and
  - unsure of the meaning of non-market housing

Additionally, a request was made by several residents of the neighbouring property to the south, for a six foot fence to be constructed along the southern property boundary, to provide privacy to the existing neighbours. The applicant is agreeable to installing the requested fence and this commitment will be implemented with the subsequent Development Permit.

10. The in-person Public Information Meeting (PIM) took place on February 12, 2025 at Chief Dan George Middle School located at 32877 Old Riverside Road. A total of 63 people attended the open house; a

total of 20 written responses were received with 18 responses in favour of the proposed OCP amendment (see Attachment F).

11. Residents through written responses, have expressed support for this type of development in the community and at this location. Only two of twenty responses did not support the OCP amendment with concerns stemming from traffic at the adjacent intersection and concerns about these proposed uses near a school.
12. As part of an upcoming capital project, an upgrade to the intersection of Old Riverside Road and Gladwin Road is proposed for this year which is anticipated to help improve traffic and safety of this intersection.

### **OCP Amendment Consultation (General)**

13. Section 477 (3) of the Local Government Act further requires that after the first reading of an OCP amendment bylaw, “the local government must do the following in the indicated order”
  - a. First, consider the proposed Official Community Plan in conjunction with
    - i. It's financial plan, and
    - ii. Any waste management plan, under Part 3 (Municipal Waste Management) of the Environmental Management Act that is applicable in the municipality or regional district;
  - b. Next, if the Official Community Plan applies to land in the Agricultural Land Reserve, refer the plan to the Provincial Agricultural Land Commission for comment; and
  - c. Finally, hold a public hearing on the proposed Official Community Plan in accordance with Division 3 (Public Hearings on Planning and Land Use Bylaws).
14. Accordingly, should Council grant first reading (and prior to granting second reading) for the proposed OCP amendment bylaw, a recommendation is included in this report to consider the amendment in conjunction with the City of Abbotsford's Financial Plan, Wastewater System Master Plan, JAMES Wastewater Master Plan, and the Fraser Valley Regional District's Solid Waste Management Plan.
15. This proposal does not amend the City's policies and targets related to solid waste and wastewater, and the development continues to meet the overall intent and direction of the City's masterplans.
16. As the lands are located outside the Agricultural Land Reserve, referral to the ALC is not required.
17. Section 475 of the Local Government Act further stipulates that Council should “consider whether consultation is required with the following:
  - *The board of the regional district in which the area covered by the plan is located;*
  - *The board of regional district that is adjacent to the area covered by the plan;*
  - *The council of any municipality that is adjacent to the area covered by the plan;*
  - *First Nations;*
  - *Boards of education, greater boards of improvement district boards; and*
  - *The provincial and federal governments and their agencies.”*
18. The subject property is not abutting local governments or First Nations and remains consistent with the FVRD Regional Growth Strategy. Furthermore, a referral of the application was sent to the Abbotsford School District and First Nations when this application was received and no concerns were identified. Accordingly, it is recommended that further consultation not be undertaken.

19. As the proposal is for congregate care and below market rental for seniors, staff do not anticipate the project contributing to enrollment numbers for the nearby schools.

Staff supports the proposed OCP amendment as the amendment could potentially see an increase in the amount of affordable and adequate accommodations for lower income households and increase the supply of non-profit rental housing through partnerships and collaborations. Rezoning applications would still be required to facilitate future developments.

### **Affordable Housing Strategy**

20. On May 25, 2020 the City adopted an updated Affordable Housing Strategy (AHS). This strategy contains two overarching policy topics; Housing Supply and Partnerships and Coordination. Under the category of Housing Supply, similar to the OCP objectives and policies, the AHS encourages the development of diverse housing options for all stages of life across the housing continuum. The applicant's proposal is consistent with this policy objective.

- Diversifying Housing Options – This principle supports a mix of housing types that are sensitive to the neighbourhood character while integrating community amenities such as child care to enhance livability.
- Building and Nurturing Partnerships – Under this principle the AHS encourages fostering partnerships to create sustainable and innovative housing solutions, by collaborating with government agencies, non-profits, and healthcare providers;
- Promoting Equity, Inclusion and Accessibility – This principle prioritizes the community's housing needs by fostering accessible, inclusive, and equitable housing options.
- Strategy Area 2: Partnerships and Coordination – This strategy aims to collaborate and innovate with existing and new community partners in the delivery, preservation, and operation of housing options.

21. The AHS also emphasizes a multi-sectoral approach, recognizing the province's key role in funding housing in partnership with non-profits, local governments, and other stakeholders. Although this project does not seek direct financial support from the City, the AHS encourages collaboration with a wide range of partners, including Fraser Health, non-profit housing providers, and social agencies, to ensure that housing solutions extend beyond physical units to include vital support services. By fostering these collaborative relationships, the City aims to create a more sustainable and inclusive housing system that supports individuals and families across the entire housing continuum including where higher levels of care are required.

### **Zoning amendment (Comprehensive Development Zone)**

22. The subject property is currently zoned Assembly Zone (P3), permitting Assembly and related uses such as Child Care Centers and Community Services (see Figure 4). In conjunction with the proposed Official Community Plan (OCP) text amendment to the Institutional land use designation, the applicant is proposing a new Comprehensive Development Zone (N107) to allow for Assembly, Apartment, Congregate Care, and accessory Child Care Centre. Staff note that the original Letter of Intent outlined three religious congregations would share the Assembly space, but this has since been reduced to only two congregations.

As a condition of use, the proposed N107 Zone restricts the use of an Apartment or Congregate Care to only being permitted in conjunction with an Assembly use and limited to Non-Market Housing.

23. The N107 Zone has been drafted to align with the proposed text amendment to the OCP Institutional land use designation with heights limited to 6 storeys and a maximum FSR of 2.5 for apartment or congregate care that are secured as Non-Market Housing. Setbacks, lot coverage and required common amenity space is in keeping with the provisions of the Mid Rise Apartment Zone (RMM).
24. The proposed N107 zone aligns with the proposed OCP text amendment and staff therefore, support the proposed rezoning.

### **Zoning Text Amendment (Section 120 – Definitions)**

25. In addition to the proposed OCP amendment and the proposed Comprehensive Development Zone, two text amendments to the Zoning Bylaw are also required to support the OCP and rezoning amendment application.
26. The OCP text amendment requires residential uses being provided in conjunction with an institutional use being to be non-market housing. In order to provide clarity on what non-market housing means, a definition is proposed to be added to Section 120 – Definitions, of the Zoning Bylaw. Based on this proposal as well as previous and current developments within the City that are considered non-market housing, staff recommend the following definition:

*Non-Market Housing means a residential use operated by a Government agency or non-profit organization where rents are secured at below market rates.*

27. Non-market housing requires the rents to be secured at below market rates, one mechanism to meet this requirement would be to enter into and register a Housing Agreement on title of the subject property.

The Local Government Act allows municipalities to enter into a Housing Agreement with the owner of the property, detailing the administration and management of affordable and special needs housing units, classes of persons to be housed and rent levels. Prior to the adoption of Bylaw No. 3646-2025, “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 688”, staff is recommending the owner enter into a Housing Agreement, that identifies the below market rental rates. The applicant anticipates submitting a request for a Housing Agreement once they have secured an agreement with the funder, following Council’s consideration of the OCP amendment.

### **Zoning Text Amendment (Section 150.11 Shared Parking)**

28. The applicant is proposing a text amendment to the Off-Street Parking provisions of the Zoning Bylaw, section 150.11 Shared Parking. Currently, section 150.11 allows for two commercial uses to share 25% of parking stalls where the maximum demand for such parking areas by the individual use occurs at different periods of the day. The applicant is proposing only one commercial use, the childcare centre and therefore would not be permitted to share a portion of the required parking stalls. A place of worship typically have peak times on the weekends and evenings, while the childcare centre peak times occur Monday to Friday, mornings and afternoons. The applicant is proposing to include institutional uses with a commercial use to the permitted uses for shared parking.

This proposed text amendment could apply to any institutional use with a commercial use on the same property. Staff anticipate this predominantly being applicable to places of worship with childcare centres or similar ancillary commercial uses.



29. Staff do not anticipate any negative impacts from this proposed text amendment as shared parking must have uses that occur at different periods of the day. Staff support the proposed text amendment to section 150.11 of the Zoning Bylaw.

### Form and Character Development Permit

30. As per the OCP, Multifamily Developments within the Urban Development Boundary are subject to a Form and Character Development Permit (DP). The Form and Character DP Guidelines are intended to encourage the construction of walkable, safe and convenient developments that are well designed, attractive and livable. As the proposal is for a multifamily use (storeys two to six) a DP will be required prior to the issuance of a Building Permit. The Director, Development Planning can consider the DP through delegation from Council in accordance with the Development Application Procedures Bylaw.

### Access and Parking

31. The subject property has existing access from Old Riverside Road, which is identified as the lower classification road by the City's Transportation department. No additional access is currently proposed from Gladwin Road. The applicant has provided parking for the proposed uses as outlined in Table 1 below:

Table 1: Parking requirements

Uses	Proposed Area/Beds	Parking Rate	Parking Required	Total Parking Required	Total Parking Provided
<b>Assembly Use</b>	Church 1: 382 m <sup>2</sup> Church 2: 225 m <sup>2</sup>	1 Stall per 10 m <sup>2</sup>	61	149 stalls	150 stalls
<b>Congregate Care</b>	12 Beds	0.5 per sleeping unit	6 stalls		
<b>Non-market housing</b>	64 One bedroom 4 Studio	1 space per Dwelling Unit  0.2 additional visitor Parking Spaces for each Dwelling Unit or Sleeping Unit, located to be accessible to the public	68 dwelling unit  14 visitor		
<b>Child Care Centre</b>	204 m <sup>2</sup>	1 space per 30 m <sup>2</sup> of Gross Floor Area or 4 spaces whichever is greater, 2 of which must be for pick up/drop off	6 stalls  <i>**The proposed text amendment to section 150.11 removes the requirement for these 6 stalls as 25% of the required parking for the Assembly use can be shared with the Child Care Centre</i>		

32. A pedestrian crosswalk and overhead flashing light is proposed to be installed in 2025 at the intersection of Old Riverside Road and Gladwin Road as part of a capital project. This intersection improvement is intended to improve pedestrian safety.

### **Access SROW**

33. There is an existing access easement through the subject property which provides emergency access to the multifamily residential development directly to the south. If there are changes to the existing access easement due to the proposed parking configuration or future building envelope, the applicant will need to ensure that access through the subject property is still available. If the access route changes, the existing easement may need to be discharged and a new easement registered. This will be reviewed in further detail in conjunction with the Development Permit.

### **BC Hydro (Statutory Right-of-way)**

34. There is a BC Hydro Statutory Right-of-way running east to west through the proposed surface parking area. Parking is permitted within the Statutory Right-of-way but BC Hydro must provide approval of the final site plan. The applicant will work with BC Hydro on parking lot design and landscaping within the Statutory Right-of-way area as well as setbacks from the proposed building.

### **Tree Removal Landscaping**

35. There are several bylaw sized trees within and abutting the subject property. An arborist report will be required as a condition of the required Development Permit. If trees are proposed for removal, replacements in accordance with the Tree Protection Bylaw will be secured through the Development Permit.

### **Community Amenity Contributions**

36. On September 11, 2023, Council adopted Policy C007-11 which establishes and describes a Community Amenity Contributions (CAC) program for residential development applications that require rezoning. Under this policy, CAC's are defined as voluntary amenity contributions made by the developer as part of their rezoning proposal and are intended to offset the cost of providing community amenities associated with new residential development. With respect to multifamily development for apartments, the voluntary cash-in-lieu contribution is \$22 / m<sup>2</sup> of Net Floor Area with funds being directed to the Affordable Housing Opportunities Reserve Fund (Affordable Housing) and a Community Amenities Reserve Fund (Recreation Amenities and Green Space, Cultural Amenities and Emergency Service Amenities). The policy applies to all new rezoning applications made after September 11, 2023.

As the applicant is a non-profit organization proposing an affordable housing project with units below market rates, staff is recommending waiving the collection of CACs normally collected and directed to the Affordable Housing Opportunities Reserve Fund (Affordable Housing), which is 35% of the collected funds. Waiving a portion of the funds associated with affordable housing is in keeping with similar previous recommendations for non-market housing. As staff do not yet have a Form and Character Development Permit which would identify the net floor area of the proposed housing, staff is recommending that a Section 219 covenant be registered on title to secure for the collection of \$14.30 per m<sup>2</sup> (65% of \$22) of the net floor area to be collected prior to the issuance of a Development Permit.

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**Site Development Considerations**

37. A staff review of the Works and Services Requirements necessary to support this application has been completed and is outlined in Attachment G (dated December 11, 2023), the details of which will be incorporated into the Development Agreement, a prerequisite for the adoption of the rezoning bylaw.
38. 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 Bylaw, Development Bylaw, Tree Protection Bylaw, Building Bylaw, Sign Bylaw, Erosion and Sediment Control Bylaw, 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.

**Ministry of Transportation and Transit Approval**

39. Proposed Bylaw No. 3661-2025, “Abbotsford Zoning Bylaw, 2014, Amendment No. 701” requires approval from the Ministry of Transportation and Transit (MoTT) as the proposal is for a text amendment that could be applicable to lands within proximity to a controlled access intersection with MOTT highways. A condition has been included in the recommendation for MOTT approval prior to the proposed text amendment bylaw adoption.

**Communication Plan**

Should Council grant first and second readings to Bylaw No. 3645-2025, “Official Community Plan Bylaw, 2016, Amendment Bylaw No. 035” the Bylaw will proceed to an upcoming Public Hearing. The City will notify the owners and occupiers of properties within a 250 meter radius. All of the correspondence received will be provided to Council. Two advertisement for the Public Hearing will be published in the City Page of the local newspaper.

On December 11, 2023, Council adopted amendments to the Development Application Procedures Bylaw which removed the requirement for a Public Hearing for rezoning bylaws and Council Hearings for Development Variance Permits. Two advertisements have been published in the City Page of the local newspaper and the City has notified, in writing, the owners and occupiers of land within a 100 meter radius of the subject property, that proposed Bylaws No. 3646-2025 and No. 3661-2025 will be considered for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading at an upcoming Regular Council meeting.

The City received confirmation on January 16, 2025 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 four weeks in advance of Council’s consideration of the application.

**FINANCIAL PLAN IMPLICATION**

Any capital works implications arising from this application have been addressed through the rezoning process.

Any fees and charges collected, as mentioned in the recommendation section, will be credited to City's various revenue and/or deposit accounts.

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

The OCP amendment is consistent with the policies, goals and objectives identified in the 2016 Official Community Plan, the Affordable Housing Strategy, and Council's 2022-2026 Strategic Plan which identifies four Guiding Principles: Inclusive and Connected Community, Sustainable and Safe City, Vibrant and Growing Economy and Organizational Excellence and Integrity.

## **SUBSTANTIATION OF RECOMMENDATION**

The proposed OCP text amendment to the Institutional land use designation aligns with key policies of the OCP including age friendly design, non-market housing, and continuum of care. The proposal is compatible with the existing land use designations of the surrounding properties. Furthermore, the proposed rezoning and text amendments are consistent with the proposed OCP amendment.

Staff are of the opinion that the proposal will provide much-needed services and housing to the residents of Abbotsford. As such, staff support this application subject to the conditions outlined in the recommendations section.

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## **APPROVALS**

Mark Neill, General Manager of Planning and Development Services  
Komal Basatia, Chief Financial Officer  
Peter Sparanese, City Manager

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## **ATTACHMENTS**

Council Figures 0 – 6

Attachment A – Letter of Intent from the applicant

Attachment B – Draft Bylaw No. 3645-2025, Official Community Plan, 2016, Amendment Bylaw No. 035

Attachment C – Draft Bylaw No. 3646-2025, Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No 688

Attachment D – Draft Bylaw No. 3661-2025, Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 701

Attachment E – Let's Talk Abbotsford summary and online responses

Attachment F – Written survey responses

Attachment G – Works and Services Report

Attachment H – Confirmed Letter of Trustees