COUNCIL REPORT

Executive Committee

Report No. PDS 051-2019

Date: May 23, 2019
File No: 6520-20 ZBA-019 / OCP-006

To: Mayor and Council
From: Ryan Beaudry, Planner
Subject: Urban Infill Study: Implementation

RECOMMENDATION

1. THAT Bylaw No. 2923-2019, “Official Community Plan Bylaw, 2016, Amendment Bylaw No. 8”, be given first and second readings at the next Regular meeting of Council, and be advanced to a Public Hearing on June 24, 2019;

2. THAT, following second reading of Bylaw No. 2923-2019, “Official Community Plan Bylaw, 2016, Amendment Bylaw No. 8”, Council consider the Bylaw in conjunction with the City of Abbotsford’s Financial Plan, Wastewater System Master Plan, and JAMES Wastewater Master Plan, and the Fraser Valley Regional District’s Solid Waste Management Plan;

3. THAT pursuant to Section 475 of the Local Government Act, consultation with outside agencies on “Official Community Plan Bylaw, 2016, Amendment Bylaw No. 8” is not required, as none are considered to be affected by the proposed amendments;

4. THAT Bylaw No. 2922-2019, “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 244”, be given first and second readings at the next Regular meeting of Council, and be advanced to a Public Hearing on June 24, 2019;

5. THAT Bylaw No. 2953-2019, “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 257”, be given first and second readings at the next Regular meeting of Council, and be advanced to a Public Hearing on June 24, 2019;

6. THAT, prior to adoption of Bylaw No. 2953-2019, “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 257”, the Ministry of Transportation and Infrastructure approve the subject Bylaw;

7. THAT Council endorse the voluntary Infill Design Guidelines upon adoption of Bylaw No. 2923-2019; and

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

<table>
<thead>
<tr>
<th>General Manager</th>
<th>City Manager</th>
</tr>
</thead>
<tbody>
<tr>
<td>The General Manager concurs with the</td>
<td>The City Manager concurs with the</td>
</tr>
<tr>
<td>recommendation of this report.</td>
<td>recommendation of this report.</td>
</tr>
</tbody>
</table>

PURPOSE

The purpose of this report is to introduce Official Community Plan (OCP) Amendment and Zoning Amendment Bylaws for Council’s consideration of 1st and 2nd reading, to implement the Urban Infill Study.

SUMMARY OF THE ISSUE

On May 6, 2019, Council directed staff to proceed with implementation of the Urban Infill Study, including preparation of OCP Amendment and Zoning Amendment Bylaws. This report introduces these Bylaws for Council’s consideration and proposes an approach for transitioning to the new infill policies and regulations. Voluntary Design Guidelines are also included in this report.

BACKGROUND

The Urban Infill Study started in November 2017 and was completed in three stages, as detailed below.

Stage 1 (Background)

Stage 1 included research, data collection and analysis of existing conditions. Staff presented Stage 1 findings to Council on February 19, 2018 (PDS 020-2018) and received direction to proceed with the Urban Infill Study.

Stage 2 (Options)

Stage 2 included preparation of infill housing options and community engagement. The options were presented and public feedback was collected during three open houses in mid-May, 2018. A total of 468 people attended the events, with representation from all of the neighbourhoods in the study area. A summary of community input was presented to Council on June 18, 2018 (PDS 072-2018).
Stage 3 (Regulations)

Stage 3 included preparation of OCP policy, zoning regulations and voluntary design guidelines. This work was led by staff with support from project consultants Urban Systems and Birmingham & Wood.

Staff presented a first draft to Council on July 23, 2018 (PDS 080-2018) and were directed to undertake additional work to refine the material. On May 6, 2019, staff presented an updated draft set of policies and regulations (PDS 042-2019) based on the additional work completed since July 23, 2018. Staff were directed to prepare OCP Amendment and Zoning Amendment Bylaws to implement the Urban 3-Infill Study, based on the contents of PDS 042-2019.

DISCUSSION

Staff have prepared Bylaws to implement the Urban Infill Study as directed by Council. The proposed OCP Amendment Bylaw is summarized in Section 1 below and the proposed Zoning Amendment Bylaws are summarized in Section 2. A proposed approach for transitioning to the new infill policies and regulations is provided in Section 3, voluntary design guidelines are introduced in Section 4, and next steps are outlined in Section 5.

1. Proposed OCP Amendment Bylaw 2923-2019

The proposed changes to the existing 2016 OCP infill policies to implement the Urban Infill Study are included in Bylaw 2923-2019 (Attachment A) and summarized below. These changes were developed through extensive research, testing and engagement and reflect a balance of community and stakeholder input. The purpose of the changes is to align the OCP infill policies with the city’s intent for the Urban 3 - Infill area: “existing neighbourhoods, which will retain their character while increasing residential density through gentle infill of ground oriented single detached and duplex buildings, as well as accessory units”.

a. Supported housing types

The proposed Bylaw clarifies that the Urban 3-Infill land use designation is intended for single detached houses, duplexes and accessory units only. Ground oriented townhouses/rowhouses are not supported in this land use designation.

b. Supported subdivision types

The proposed Bylaw clarifies that the City’s preference for subdivision in the Urban 3-Infill land use designation is conventional street-facing lots, given that the existing built form is predominantly street-facing. Panhandle and strata subdivisions may only be supported in unique circumstances, to be assessed and considered on a case-by-case basis where the neighbourhood character is maintained.

c. Density

The proposed Bylaw adjusts the FSR for single detached houses and duplexes from a tiered system based on lot size (allowing a range of density from 0.45 FSR to 0.65 FSR), to a consistent density (0.5 FSR) for all housing types and lot sizes.
d. Lot size and width for single detached subdivisions

The proposed Bylaw increases the minimum lot size for single detached subdivisions from 200 m$^2$ to 300 m$^2$ and clarifies that the minimum single detached lot width is 10m measured at the front lot line.

e. Lot size and width for duplex lots

The proposed Bylaw increases the minimum lot size for duplexes from 400 m$^2$ to 540 m$^2$ (to match the existing RS3 zone) and clarifies that the minimum duplex lot width is 18m measured at the front lot line.

f. Accessory units

The proposed Bylaw clarifies that “garden suites” are supported on lots without municipal lane access and “coach houses” are supported on lots with municipal lane access, subject to conditions. The proposed Bylaw also sets a limit of one accessory unit of any type on a single detached lot, and removes the potential to have a secondary suite in a duplex.


The proposed zoning regulations to implement the Urban Infill Study are included in Bylaw 2922-2019 (Attachment B), and a proposed zoning map change is included in Bylaw 2953-2019 (Attachment C), as summarized below. The proposed zoning regulations were developed through extensive research, testing and engagement and reflect a balance of community and stakeholder input.
a. Change existing zoning from RS3 to RS3-i (new zone)

Bylaw 2922-2019 proposes to create a new zone called RS3-i, which is proposed to replace the existing RS3 zone applicable to most of the lots in the Infill area. A summary of RS3-i regulations and a comparison to the existing RS3 zone is provided in Table 1 below. As shown, RS3-i reduces maximum height by 1m (to 8.5m) and includes new massing regulations. Other provisions, such as setbacks, FSR, lot dimensions and lot coverage remain the same as the existing RS3 zone. Bylaw 2953-2019 proposes to rezone 5,362 RS3 lots located within the Infill area to the new RS3-i zone, to implement the Urban Infill Study.

Table 1 – Existing RS3 and Proposed RS3-i Regulations

<table>
<thead>
<tr>
<th></th>
<th>Existing RS3 Zone</th>
<th>Proposed RS3-i Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height (max)</td>
<td>9.5 m</td>
<td>8.5 m</td>
</tr>
<tr>
<td>Density (max)</td>
<td>0.5 FSR</td>
<td>No change</td>
</tr>
<tr>
<td>Lot size (min)</td>
<td>540 m²-interior, 610 m²-corner</td>
<td>No change</td>
</tr>
<tr>
<td>Lot width (min)</td>
<td>15 m-interior, 18 m-corner</td>
<td>No change</td>
</tr>
<tr>
<td>Lot depth (min)</td>
<td>25 m</td>
<td>No change</td>
</tr>
<tr>
<td>Lot coverage (max)</td>
<td>40%</td>
<td>No change</td>
</tr>
<tr>
<td>Lot line setbacks (min)</td>
<td>6 m – front and rear 1.5 m-interior, 4.5 m-exterior</td>
<td>No change</td>
</tr>
<tr>
<td>Upper storey floor area</td>
<td>N/A</td>
<td>Max 80% of lower storey</td>
</tr>
<tr>
<td>Upper storey setbacks</td>
<td>N/A</td>
<td>1.2 m from lower storey front or one or more side(s) (setback can be measured from structural posts of a lower storey covered porch or entry)</td>
</tr>
<tr>
<td>Max storey height</td>
<td>N/A</td>
<td>4.3 m (FSR to be double-counted for portions of floor area with &gt; 4.3m height)</td>
</tr>
<tr>
<td>Max. basement height above ground</td>
<td>50%</td>
<td>1.4 m above average finished grade</td>
</tr>
</tbody>
</table>
b. New infill duplex zone (RS4-i)

Bylaw 2922-2019 proposes to create a new infill duplex zone (RS4-i), which allows one duplex on a lot with or without municipal lane access, subject to a list of conditions. RS4-i is based on the City’s existing RS4 duplex zone, with changes to maximum height, setbacks and other regulations to implement the Urban Infill Study. A summary of RS4-i regulations is provided in Table 2 below. RS4-i would not apply to any parcels at the outset, as it is intended to be used by property owners through individual rezoning applications.

Table 2 – Proposed RS4-i Regulations

<table>
<thead>
<tr>
<th>Proposed RS4-i Zone</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Height (max)</td>
<td>8.5 m</td>
</tr>
<tr>
<td>Density (max)</td>
<td>0.5 FSR</td>
</tr>
<tr>
<td>Lot size (min)</td>
<td>540 m$^2$</td>
</tr>
<tr>
<td>Lot width (min)</td>
<td>18 m (measured at the front lot line)</td>
</tr>
<tr>
<td>Lot depth (min)</td>
<td>25 m</td>
</tr>
<tr>
<td>Lot coverage (max)</td>
<td>40%</td>
</tr>
<tr>
<td>Lot line setbacks (min)</td>
<td>6 m – front and rear</td>
</tr>
<tr>
<td></td>
<td>1.5 m-interior, 4.5 m-exterior</td>
</tr>
<tr>
<td>Upper storey floor area</td>
<td>Max 80% of lower storey</td>
</tr>
<tr>
<td>Upper storey setbacks</td>
<td>1.2 m from lower storey front or one or more side(s) (setback can be measured from structural posts of a lower storey covered porch or entry)</td>
</tr>
<tr>
<td>Max storey height</td>
<td>4.3 m (FSR to be double-counted for portions of floor area with &gt; 4.3m height)</td>
</tr>
<tr>
<td>Max. basement height above ground</td>
<td>1.4 m above average finished grade</td>
</tr>
</tbody>
</table>
c. New infill subdivision zone (RS7)

Bylaw 2922-2019 proposes to create a new infill subdivision zone (RS7), which allows for subdivision of existing lots without municipal lane access into compact lots. This zone allows one single detached dwelling on a lot, plus an accessory secondary suite or garden suite subject to conditions. A summary of RS7 regulations is provided in Table 3 below. As shown, RS7 includes separate regulations for “conventional lots” (with a width of 12m or more) and “narrow lots” (with a width of 10m-11.99m). RS7 would not apply to any parcels at the outset, as it is intended to be used by property owners through individual rezoning applications.

<table>
<thead>
<tr>
<th></th>
<th>Proposed RS7 Zone</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Conventional Lots</td>
</tr>
<tr>
<td><strong>Height (max)</strong></td>
<td>8.5 m</td>
</tr>
<tr>
<td><strong>Density (max)</strong></td>
<td>0.5 FSR</td>
</tr>
<tr>
<td><strong>Lot size (min)</strong></td>
<td>300 m²</td>
</tr>
<tr>
<td><strong>Lot width (min)</strong></td>
<td>12 m (measured at the front lot line)</td>
</tr>
<tr>
<td><strong>Lot depth (min)</strong></td>
<td>22.5 m</td>
</tr>
<tr>
<td><strong>Lot coverage (max)</strong></td>
<td>40%</td>
</tr>
<tr>
<td><strong>Lot line setbacks (min)</strong></td>
<td>6 m – front and rear 1.5 m-interior, 4.5 m-exterior</td>
</tr>
<tr>
<td><strong>Upper storey floor area</strong></td>
<td>Max 80% of lower storey</td>
</tr>
<tr>
<td><strong>Upper storey setbacks</strong></td>
<td>1.2 m from lower storey front or one or more side(s) (setback can be measured from structural posts of a lower storey covered porch or entry)</td>
</tr>
<tr>
<td><strong>Max storey height</strong></td>
<td>4.3 m (FSR to be double-counted for portions of floor area with &gt; 4.3m height)</td>
</tr>
<tr>
<td><strong>Max. basement height above ground</strong></td>
<td>1.4 m above average finished grade</td>
</tr>
</tbody>
</table>
d. New infill garden suite zone (RS3-ig)

Bylaw 2922-2019 proposes to create a new garden suite zone (RS3-ig), which allows one accessory garden suite on a lot without municipal lane access, subject to conditions. This zone has the same regulations for single detached dwellings as RS3-i, with added garden suite regulations. A summary of the garden suite regulations in RS3-ig is provided in Table 4 below. RS3-ig would not apply to any parcels at the outset, as the zone is intended to be used by property owners through individual rezoning applications.

| Proposed RS3-ig Zone (garden suite regulations) |  |
| # of accessory units (max) | 1 per eligible lot |
| Height (max) | 4.5 m (one storey) |
| Floor area (max) | 55 m² |
| Included in FSR | No |
| Lot width (min) | 12 m (measured at the front lot line) |
| Lot size (min) | 540 m² |
| Lot line setbacks (min) | 1.5 m-rear, 1.5 m-interior, 4.5 m-exterior |
| Separation distance between garden suite and principal building | 6 m |
| Not permitted on | Cul-de-sac bulb, bare land strata lots or arterial roads |
| Basements | Not permitted |
| Stratification | Not permitted |
e. Definitions

Bylaw 2922-2019 proposes to expand the definition of “basement” to introduce a maximum height of basement exposure above finished grade for lots within the Urban 3-Infill area (1.4 m). The Bylaw also adds a new definition for “garden suite” and adjusts the existing definition for “coach house” to add clarity and consistency. Definitions for terms used in the OCP such as “land use designation”, “arterial road” and others have also been added for consistency.

f. Off-Street Parking and Loading

Bylaw 2922-2019 proposes to add “garden suite” to the list of residential uses in the parking requirements table and add a requirement of 1 space per dwelling unit for garden suites. This requirement is the same as the existing parking requirement for secondary suites and coach houses.

g. General Regulations

Bylaw 2922-2019 proposes to make minor administrative changes within the General Regulations section, such as clarifying that the existing bed and breakfast regulations apply to the new RS3 and RS3-ig zones, and that a garden suite is not permitted on a lot that has a bed and breakfast, boarding, or supportive recovery use.

3. Proposed transition

a. Rezoning applications

The proposed OCP Amendment Bylaw 2923-2019 addresses the following items regarding transition:

Rezoning applications received up to and including February 19, 2018. Bylaw 2923-2019 proposes a seamless and uninterrupted transition process for in-stream rezoning applications received up to and including February 19, 2018. If this Bylaw is adopted by Council, staff would continue to process the remaining in-stream rezoning applications and bring them forward to Council for consideration on a case-by-case basis, in accordance with the existing 2016 OCP Infill Guidelines and the Development Application Procedures Bylaw.

Rezoning applications received after February 19, 2018. Bylaw 2923-2019 proposes that applications received after February 19, 2018, including applications currently on-hold and any future applications, be subject to the new infill OCP policies.

b. Building permits

Bylaw 2953-2019 proposes a grace period for building permit applications in the Urban 3-Infill area. The grace period would start following adoption of the proposed Zoning Amendment Bylaws, and would apply until December 19, 2019. The grace period would give property owners time to submit an application for a new single detached dwelling using the existing RS3 regulations, before the new RS3-i zone takes effect.
4. Voluntary Infill Design Guidelines

Voluntary design guidelines have been prepared and are included in Attachment D for introduction. The guidelines are intended to be used by applicants/property owners for design ideas and inspiration. References to relevant City of Abbotsford Bylaw requirements are included for convenience.

The guidelines are based on community engagement and a review of infill approaches in other BC municipalities, completed through the Urban Infill Study. Staff will seek Council’s endorsement of the guidelines at the time of final reading and adoption of the proposed OCP Amendment Bylaw.

5. Next steps

Following 1st and 2nd reading, pursuant to section 477 of the Local Government Act, Council must consider Bylaw No. 2923-2019, “Official Community Plan Bylaw, 2016, Amendment Bylaw No. 8”, in conjunction with the City of Abbotsford’s Financial Plan, Wastewater System Master Plan, and JAMES Wastewater Master Plan, and the Fraser Valley Regional District’s Solid Waste Management Plan.

a. Financial Plan

The primary mechanism for funding development within the Urban 3-Infill Area will be through developers paying for the necessary infrastructure. This is consistent with the City’s existing Financial Plan.

b. Waste Management Plans

The proposed OCP Amendment Bylaw does not amend the City’s policies and targets related to solid waste and wastewater, and the proposed policies for the Urban 3-Infill land use designation continue to meet the overall intent and direction of the 2016 OCP.

c. Public Hearing

Staff have scheduled the Public Hearing for June 24, 2019. This will be followed by Council’s consideration of 3rd and final readings.

d. Ministry of Transportation and Infrastructure Approval

Prior to adoption of the proposed Zoning Amendment Bylaw 2953-2019, approval of this Bylaw from the Ministry of Transportation and Infrastructure is required. Staff will refer the Bylaw to the Ministry following 3rd reading.

FINANCIAL PLAN IMPLICATION

Staff do not anticipate financial plan implications, as the Urban Infill Study is being completed with a combination of existing staff resources and existing budget for consulting services related to the broader Zoning Bylaw Update.
IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

The proposal meets the goals and objectives identified in the 2016 Official Community Plan, the Affordable Housing Strategy and Council’s 2019-2022 Strategic Plan which identifies four cornerstones: vibrant economy, complete community, fiscal discipline and organizational alignment. The proposal is consistent with the four cornerstones of Council’s Strategic Plan.

SUBSTANTIATION OF RECOMMENDATION

On May 6, 2019, Council received report PDS 042-2019 containing a refined draft set of infill policies and regulations based on additional work completed since July 23, 2018. Council directed staff to prepare OCP Amendment and Zoning Amendment Bylaws, based on the contents of PDS 042-2019, to implement the Urban Infill Study. Staff have prepared these Bylaws for Council’s consideration of 1st and 2nd reading.

ATTACHMENTS:

Attachment A - Bylaw 2923-2019 (No. 8)
Attachment B - Bylaw 2922-2019 (No. 244)
Attachment C - Bylaw 2953-2019 (No. 257)
Attachment D - Voluntary Design Guidelines
1. **CITATION**

Bylaw No. 2923-2019 may be cited as “Official Community Plan Bylaw, 2016, Amendment Bylaw No. 8”.

2. **AMENDS PART II LAND USE**

Bylaw No. 2600-2016, Official Community Plan Bylaw, 2016, as amended, is further amended by:

(1) deleting “primarily ground oriented single detached and duplex buildings” in “Urban Structure: Infill Areas” in Part II, Land Use, Chapter 1, Urban Structure + Growth Plan and substituting “ground oriented single detached and duplex buildings”;

(2) deleting the following under “Urban 3-Infill: Building Type and Height” in Part II, Land Use, Chapter 2, Land Use Plan, Table II.1: Land Use Designations:

“Large sites (1 ha or greater) may incorporate ground oriented buildings up to 3 storeys”;

(3) deleting and replacing “Accessory Units” in Part II, Land Use, Chapter 2, Land Use Plan, as set out in the attached Appendix “A”; and

(4) deleting and replacing “Infill Guidelines” in Part II, Land Use, Chapter 2, Land Use Plan, as set out in the attached Appendix “B”.

3. **COMMENCEMENT**

(1) In this section:

“in-stream rezoning amendment” means a bylaw to amend the Zoning Bylaw, 2014 to modify the zoning regulations applicable to particular lands;

“in-stream rezoning application” means an application for an in-stream rezoning amendment submitted in accordance with the Development Application Procedures Bylaw, 2016 on behalf of the owner of the particular lands;
This bylaw comes into force

(a) with respect to each of the lands described in Appendix “C”, on the earlier of:

(i) the day after the adoption of an in-stream rezoning amendment in relation to the particular lands, and

(ii) the day after an in-stream rezoning application in relation to the particular lands expires in accordance with the Development Application Procedures Bylaw, 2016;

(b) with respect to all other land in the City, on the date of adoption of this bylaw.

READ A FIRST TIME this day of , 2019
READ A SECOND TIME this day of , 2019
PUBLIC HEARING HELD this day of , 20<> READ A THIRD TIME this day of , 20<> ADOPTED this day of , 20<>

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

Final Draft – May 16, 2019
Accessory Units

Secondary Suites

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 front lot line length of 12 m
- Have a minimum lot size of 400 m²
- Be located on a Collector or Local road, as shown on Maps 4 and 5

Garden Suites

In the ‘Urban 3 – Infill’ land use designation, the accessory unit may be a detached garden suite instead of a secondary suite, subject to the secondary suite criteria above and the following additional criteria. Where the criteria below conflict with the secondary suite criteria, the criteria below will prevail.

- Have a minimum lot size of 540 m²
- Have a maximum height of one storey

Coach Houses

In the ‘Urban 3 – Infill’ and ‘Urban 4-Detached’ land use designations where a lot has municipal lane access, the accessory unit may be a detached coach house instead of a secondary suite, subject to the following criteria:

- Have a minimum front lot line length of 9 m
- Have a minimum lot size of 300 m²
### Infill Guidelines

Within the ‘Urban 3 – Infill’ land use designation, infill redevelopment is supported based on the following guidelines in Table II.2. The same criteria provided above for accessory units also apply in the ‘Urban 3 – Infill’ designation.

**Table II.2: Urban 3 – Infill Guidelines**

#### Single Detached

<table>
<thead>
<tr>
<th>Use</th>
<th>Front lot line length (min)</th>
<th>Accessory unit (subject to Accessory Units criteria)</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Lot size (min)</td>
<td>FSR guide</td>
</tr>
<tr>
<td>a. Single detached dwelling with garden suite or secondary suite</td>
<td>12 m</td>
<td>1 unit: Garden Suite (55 m² max) or Secondary Suite (90 m² max)</td>
<td>540 m²</td>
</tr>
<tr>
<td>b. Single detached dwelling with secondary suite</td>
<td>12 m</td>
<td>1 unit: Secondary Suite (90 m² max)</td>
<td>300 m²</td>
</tr>
<tr>
<td>c. Single detached dwelling</td>
<td>10 m - 11.99 m</td>
<td>Not permitted</td>
<td>300 m²</td>
</tr>
<tr>
<td>d. Single detached dwelling with coach house</td>
<td>9 m</td>
<td>1 unit: Coach House (55 m² max)</td>
<td>300 m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Municipal lane access required</td>
<td></td>
</tr>
</tbody>
</table>
### Duplex

<table>
<thead>
<tr>
<th>Use</th>
<th>Front lot line length (min)</th>
<th>Accessory unit</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2 Duplex unit</td>
<td>18 m</td>
<td>Not permitted</td>
</tr>
<tr>
<td></td>
<td>2 Duplex unit</td>
<td>9m per lot (18 m total)</td>
<td>Not permitted</td>
</tr>
</tbody>
</table>

*Two attached duplex units on one lot

*Two attached duplex units on two lots

### Subdivision

In the case of subdivision within the ‘Urban 3 - Infill’ land use designation, conventional subdivision is preferred given that the built form of the area is predominantly street-facing. Peninsula and strata subdivisions are generally incompatible with ‘Urban 3 – Infill’ neighbourhoods, and therefore may only be supported in unique circumstances, to be assessed and considered on a case-by-case basis where the neighbourhood character is maintained.
APPENDIX “C”

IN STREAM REZONING APPLICATIONS
(received by February 19, 2018)

1. The following lands are described for the purposes of section 3(2) of this bylaw:

File No. 17-120
P.I.D.: 009-345-281
Lot 173 New Westminster District Plan 24600
Located at 2758 Sheffield Way

AND

File No. 17-124
P.I.D.: 009-259-023
Lot Q New Westminster District Plan 22653
Located at 2511 Stanley Street

AND

File No. 17-124
P.I.D.: 009-249-770
Lot R Pan New Westminster District Plan 22653
Located at 2497 Stanley Street

AND

File No. 17-129
P.I.D.: 000-664-928
Lot 33 New Westminster District Plan 25268
Located at 2871 Upland Crescent

AND

File No. 17-086
P.I.D.: 000-807-729
Lot 8 New Westminster District Plan 19221
Located at 34268 Redwood Avenue

AND
IN STREAM REZONING APPLICATIONS (cont’d)

File No. 17-191
P.I.D.: 003-659-381
Lot 2 Block 1 New Westminster District Plan 06728
Located at 2810 Maple Street

AND

File No. 17-188
P.I.D.: 007-377-614
Lot 6 New Westminster District Plan 06068
Located at 33688 Busby Road

AND

File No. 17-146
P.I.D.: 000-921-491
Lot 63 New Westminster District Plan 27430
Located at 31707 Upland Crescent

AND

File No. 17-094
P.I.D.: 008-937-222
Lot 67 New Westminster District Plan 28154
Located at 34281 Redwood Avenue

AND

File No.: 17-094
P.I.D.: 009-177-868
Lot 80 New Westminster District Plan 29702
Located at 34295 Redwood Avenue

AND

File No. 18-013
P.I.D.: 008-499-314
Lot 354 New Westminster District Plan 37950
Located at 2011 Broadway Street
APPENDIX “C” (cont’d)

IN STREAM REZONING APPLICATIONS (cont’d)

AND

File No. 18-004
P.I.D.: 008-974-756
Lot 69 New Westminster District Plan 27120

Located at 33227 Ravine Avenue

AND

File No. 17-152
P.I.D.: 006-783-937
Lot 37 New Westminster District Plan 33221

Located at 2931 McCallum Road

AND

File No. 17-109
P.I.D.: 006-161-111
Lot 312 New Westminster District Plan 41573

Located at 2108 Ridgeway Street

AND

File No. 17-125
P.I.D.: 009-187-596
Lot 35 New Westminster District Plan 24703

Located at 32731 Marshall Road

AND

File No. 18-032
P.I.D.: 007-087-004
Lot A New Westminster District Plan 13291

Located at 2820 Babich Street

AND
IN STREAM REZONING APPLICATIONS (cont’d)

File No. 17-194
P.I.D.: 011-060-590
Lot A Block 1 New Westminster District Plan H60770E

Located at 33993 Walnut Avenue

AND

File No. 17-134
P.I.D.: 001-480-634
Lot 204 New Westminster District Plan 32999

Located at 31838 Peardonville Road

AND

File No. 17-111
P.I.D.: 019-123-817
Lot A New Westminster District Plan 21075

Located at 1684 McKenzie Road

AND

File No. 18-020
P.I.D.: 002-279-215
Lot 122 New Westminster District Plan 35534

Located at 2355 Broadway Street

AND

File No. 17-117
P.I.D.: 009-177-922
Lot 64 New Westminster District Plan 29707

Located at 2326 Cascade Street

AND

File No. 17-014
P.I.D.: 029-459-842
Lot B New Westminster District Plan EPP 43070

Located at 32767 Marshall Road
File No. 17-119  
P.I.D.: 006-172-733  
Lot 429 New Westminster District Plan 41445

Located at 2570 Hill-Tout Street

AND

File No. 17-156  
P.I.D.: 006-745-938  
Lot 112 New Westminster District Plan 32614

Located at 2411 Adelaide Street

AND

File No. 17-070  
P.I.D.: 002-476-088  
Lot 129 New Westminster District Plan 32820

Located at 32314 Peardonville Road

AND

File No. 17-101  
P.I.D.: 007-210-833  
Lot 150 New Westminster District Plan 35534

Located at 2378 Broadway Street

AND

File No. 17-136  
P.I.D.: 009-238-379  
Lot 29 New Westminster District Plan 24950

Located at 33208 Hawthorne Avenue

AND
APPENDIX “C” (cont’d)

IN STREAM REZONING APPLICATIONS (cont’d)

File No. 18-035
P.I.D.: 009-385-479
Lot A New Westminster District Plan 10810
Located at 31907 Old Yale Road

AND

File No. 17-157
P.I.D.: 007-121-334
Lot 123 New Westminster District Plan 34988
Located at 2663 Sunnyside Street

AND

File No. 17-149
P.I.D.: 008-520-062
Lot 379 New Westminster District Plan 38325
Located at 31849 Conrad Avenue

AND

File No. 17-139
P.I.D.: 007-189-575
Lot 154 New Westminster District Plan 35604
Located at 2447 Sugarpine Street

AND

File No. 17-150
P.I.D.: 008-771-855
Lot 50 New Westminster District Plan 25569
Located at 34304 Redwood Avenue

AND

File No. 18-010
P.I.D.: 007-235-461
Lot 163 New Westminster District Plan 35900
Located at 33476 Conway Street
APPENDIX “C” (cont’d)

IN STREAM REZONING APPLICATIONS (cont’d)

AND

File No. 17-198
P.I.D.: 005-920-051
Lot 16 New Westminster District Plan 45347

Located at 1973 Catalina Crescent

AND

File No. 18-016
P.I.D.: 008-848-521
Lot 40 New Westminster District Plan 25630

Located at 1666 Keats Street

AND

File No. 17-166
P.I.D.: 002-873-559
Lot 91 New Westminster District Plan 27281

Located at 1664 Highview Street

AND

File No. 17-173
P.I.D.: 007-348-746
Lot 226 New Westminster District Plan 36662

Located at 32580 Willingdon Crescent

AND

File No. 18-022
P.I.D.: 007-347-600
Lot 233 New Westminster District Plan 36662

Located at 32653 Hollywood Avenue

AND
File No. 17-176  
P.I.D.: 010-901-779  
Lot 1 New Westminster District Plan 16712  

Located at 34381 Old Yale Road
The Council of the City of Abbotsford, in open meeting assembled, ENACTS AS FOLLOWS:

1. CITATION

Bylaw No. 2922-2019 may be cited as “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 244”.

2. AMENDS SECTION 300, RURAL AND SINGLE FAMILY RESIDENTIAL ZONES

Abbotsford Zoning Bylaw, 2014, as amended, is further amended by:

(1) adding a new Section 356, Urban Residential Zone, Infill (RS3-i), as set out in the attached Appendix “A”;

(2) adding a new Section 357, Urban Residential Zone, Infill Garden Suite (RS3-ig), as set out in the attached Appendix “B”;

(3) adding a new Section 365, Duplex Residential Zone, Infill (RS4-i), as set out in the attached Appendix “C”;

(4) adding a new Section 386, Infill Residential Zone (RS7), as set out in the attached Appendix “D”.

3. AMENDS SECTION 120, DEFINITIONS

Abbotsford Zoning Bylaw, 2014, Section 120, Definitions, as amended, is further amended by:

(1) deleting and replacing the definition of “Basement”, with the following:

“‘Basement’ means:

(1) that portion of a Building between two floor levels which has at least 50 percent of its vertical distance (measured from the top of any floor and the top of the next floor above it) below the average Finished Grade at the perimeter of a Building; except

(2) for lots located within the Urban 3-Infill Land Use Designation, that portion of a Building between two floor levels which does not exceed a maximum vertical distance, as specified in the applicable zone, between the average Finished Grade at the perimeter of a Building and the top of the floor above it”;
(2) deleting and replacing the definition of “Coach House” with the following:

“Coach House” means a non-stratified Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, and is located on the second Storey of an Accessory Building;

(3) adding the definition of “Garden Suite”, in alphabetical order, with the following:

“Garden Suite” means a single-Storey, detached and non-stratified Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot;

(4) adding the definition of “Land Use Designation”, in alphabetical order, with the following:

“Land Use Designation” means a land use outlined in the Official Community Plan;

(5) adding the definition of “Arterial Road”, in alphabetical order, with the following:

“Road, Arterial” or “Arterial Road” means a road identified as an arterial road in the Official Community Plan;

(6) adding the definition of “Road, Collector”, in alphabetical order, with the following:

“Road, Collector” or “Collector Road” means a road identified as a collector road in the Official Community Plan;

(7) adding the definition of “Road, Local”, in alphabetical order, with the following:

“Road, Local” or “Local Road” means a road identified as a local road in the Official Community Plan.

4. AMENDS SECTION 140, GENERAL REGULATIONS

Abbotsford Zoning Bylaw, 2014, Section 140, General Regulations, as amended, is further amended by:

(1) adding the following to the list of applicable zones in 140.2.1(b):

“RS3-i, RS3-ig”;

(2) adding the following to the list of applicable uses in 140.2.1(b)(v):

“Garden Suite”;
(3) adding the following to the list of applicable uses in 140.2.2(e):
   “Garden Suite”;

(4) adding the following to the list of applicable uses in 140.2.6(b):
   “Garden Suite”;

(5) adding the following to the title and listed uses in 140.5.1:
   “Garden Suite”.

5. **AMENDS SECTION 150, OFF-STREET PARKING AND LOADING REGULATIONS**

  Abbotsford Zoning Bylaw, 2014, Section 150, Off-Street Parking and Loading Regulations, as amended, is further amended by:

  (1) adding the following to Table 4 in Section 150.11.1, in alphabetical order, under the “Residential” heading within the “Use” column:
      “Garden Suite”;

  (2) adding the following to Table 4 in Section 150.11.1, under the “Residential” heading within the “Parking Requirements” column, for “Garden Suite”:
      “1 space per Dwelling Unit”.

READ A FIRST TIME this day of , 2019
READ A SECOND TIME this day of , 2019
PUBLIC HEARING HELD this day of , 20<><>
READ A THIRD TIME this day of , 20<><>
ADOPTED this day of , 20<><>

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

Final Draft – May 16, 2019
APPENDIX “A”

356 – Urban Residential Zone, Infill (RS3-i)

Intent: To accommodate Single Detached Dwellings on urban Lots in the Urban 3-Infill Land Use Designation

356.1 Permitted Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Residential Care</td>
</tr>
<tr>
<td>2. Single Detached Dwelling</td>
</tr>
<tr>
<td>3. Supportive Recovery</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Bed and Breakfast</td>
</tr>
<tr>
<td>5. Boarding</td>
</tr>
<tr>
<td>6. Home Occupation - Level 2</td>
</tr>
<tr>
<td>7. Secondary Suite</td>
</tr>
</tbody>
</table>

356.2 Site Specific Permitted Uses

1. Notwithstanding Section 356.1 and Section 150, housing for a maximum of seven seniors in a maximum eight bedroom facility registered under the Community Care Facility Act (which housing shall include meals, housekeeping, 24 hour staff support and a minimum of three off-street Parking Spaces) and no other Uses shall be permitted on the following Lot:

   a. R/I: 004-608-593
      Lot 432 Section 17 Township 16 NVID Plan 46243
### APPENDIX “A” (cont’d)

#### 356 – Urban Residential Zone, Infill (RS3-i)

**356.3 Development Regulations**

<table>
<thead>
<tr>
<th>Development Regulations Table for RS3-i Zone</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Column I</td>
<td>Column II</td>
</tr>
<tr>
<td>1. Density (maximum)</td>
<td>a. Floor Space Ratio – 0.5</td>
</tr>
<tr>
<td>2. Minimum Setbacks (Front Lot Line)</td>
<td>a. Principal Building – 6.0 m</td>
</tr>
<tr>
<td></td>
<td>b. Accessory Building or Structure – 6.0 m</td>
</tr>
<tr>
<td>3. Minimum Setbacks (Rear Lot Line)</td>
<td>a. Principal Building – 6.0 m</td>
</tr>
<tr>
<td></td>
<td>b. Accessory Building or Structure – 1.0 m</td>
</tr>
<tr>
<td>4. Minimum Setbacks (Interior Side Lot Line)</td>
<td>a. Principal Building – 1.5 m</td>
</tr>
<tr>
<td></td>
<td>b. Accessory Building or Structure – 1.0 m</td>
</tr>
<tr>
<td>5. Minimum Setbacks (Exterior Side Lot Line)</td>
<td>a. Principal Building – 4.5 m</td>
</tr>
<tr>
<td></td>
<td>b. Accessory Building or Structure – 4.5 m</td>
</tr>
<tr>
<td>6. Minimum Setbacks between Buildings</td>
<td>a. Between Principal Building and Accessory Building or Structure - 1.5 m</td>
</tr>
<tr>
<td>7. Height (maximum)</td>
<td>a. Principal Building - 8.5 m or three Storeys, whichever is less</td>
</tr>
<tr>
<td></td>
<td>b. Accessory Building or Structure - 4.5 m</td>
</tr>
<tr>
<td>8. Maximum vertical distance of Basement</td>
<td>a. 1.4 m above average Finished Grade</td>
</tr>
<tr>
<td>above ground</td>
<td></td>
</tr>
<tr>
<td>9. Lot Coverage (maximum)</td>
<td>a. 40%</td>
</tr>
</tbody>
</table>

**356.4 Subdivision Regulations**

<table>
<thead>
<tr>
<th>Subdivision Regulations Table for RS3-i Zone</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Column I</td>
<td>Column II</td>
</tr>
<tr>
<td>1. Lot size (minimum)</td>
<td>a. Interior Lot – 540 m²</td>
</tr>
<tr>
<td></td>
<td>b. Corner Lot – 610 m²</td>
</tr>
<tr>
<td></td>
<td>c. Interior Through Lot – 540 m²</td>
</tr>
<tr>
<td></td>
<td>d. Corner Through Lot – 610 m²</td>
</tr>
<tr>
<td></td>
<td>e. Panhandle Lot – not permitted</td>
</tr>
<tr>
<td>2. Lot Width (minimum)</td>
<td>a. Interior Lot – 15.0 m</td>
</tr>
<tr>
<td></td>
<td>b. Corner Lot – 18.0 m</td>
</tr>
<tr>
<td></td>
<td>c. Interior Through Lot – 15.0 m</td>
</tr>
<tr>
<td></td>
<td>d. Corner Through Lot – 18.0 m</td>
</tr>
<tr>
<td></td>
<td>e. Panhandle Lot – not permitted</td>
</tr>
<tr>
<td>3. Lot Depth (minimum)</td>
<td>a. Interior Lot – 25.0 m</td>
</tr>
<tr>
<td></td>
<td>b. Corner Lot – 25.0 m</td>
</tr>
<tr>
<td></td>
<td>c. Interior Through Lot – 30.0 m</td>
</tr>
<tr>
<td></td>
<td>d. Corner Through Lot – 30.0 m</td>
</tr>
<tr>
<td></td>
<td>e. Panhandle Lot – not permitted</td>
</tr>
</tbody>
</table>
APPENDIX “A” (cont’d)

356 – Urban Residential Zone, Infill (RS3-i)

356.5 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

356.6 Conditions of Use

.1 A Secondary Suite shall:
   a. be limited to one such Use per Lot and to a maximum floor area of 90 m² or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less;
   b. be located on a Lot other than a Panhandle Lot, with a minimum Front Lot Line length of 12.0 m;
   c. be located on a Lot with a minimum Lot size of 400 m²;
   d. be located on a Collector Road or Local Road;
   e. not be located on a Lot on a cul-de-sac bulb;
   f. not be on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards); and
   g. not be operated where there is a Residential Care Use, Supportive Recovery Use, Boarding Use, or Bed and Breakfast on the Lot.

.2 A Principal Building consisting of more than one Storey shall have reduced massing at the uppermost Storey, to be achieved as follows:
   a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
   b. The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;
   i. For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandas, porches, patios and entranceways shall be considered part of the Building Face(s); and
   ii. Further to Section 356.6.2(b)(i), when a covered verandah, porch, patio or entranceway is included, the minimum Front Lot Line Setback for that portion of the Principal Building may be reduced to 4.5 m;
   c. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the storey immediately below, except for permitted projections into Setbacks as specified in Section 140.4.2.(a); and
356 – Urban Residential Zone, Infill (RS3-i)

d. Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.
APPENDIX “B”

357 – Urban Residential Zone, Infill Garden Suite (RS3-ig)

Intent: To accommodate Single Detached Dwellings and Garden Suites on urban Lots in the Urban 3-Infill Land Use Designation

357.1 Permitted Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Residential Care</td>
</tr>
<tr>
<td>2. Single Detached Dwelling</td>
</tr>
<tr>
<td>3. Supportive Recovery</td>
</tr>
<tr>
<td>Accessory Uses</td>
</tr>
<tr>
<td>4. Bed and Breakfast</td>
</tr>
<tr>
<td>5. Boarding</td>
</tr>
<tr>
<td>6. Garden Suite</td>
</tr>
<tr>
<td>7. Home Occupation - Level 2</td>
</tr>
<tr>
<td>8. Secondary Suite</td>
</tr>
</tbody>
</table>

357.2 Site Specific Permitted Uses

n/a
### 357 – Urban Residential Zone, Infill Garden Suite (RS3-ig)

#### 357.3 Development Regulations

<table>
<thead>
<tr>
<th>Development Regulations Table for RS3-ig Zone</th>
<th>Column I</th>
<th>Column II</th>
</tr>
</thead>
<tbody>
<tr>
<td>.1 Density (maximum)</td>
<td>a. Floor Space Ratio – 0.5, excluding the floor area of a Garden Suite</td>
<td></td>
</tr>
<tr>
<td>.2 Minimum Setbacks (Front Lot Line)</td>
<td>a. Principal Building – 6.0 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. Accessory Building or Structure – 6.0 m</td>
<td></td>
</tr>
<tr>
<td>.3 Minimum Setbacks (Rear Lot Line)</td>
<td>a. Principal Building – 6.0 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. Garden Suite – 1.5 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. Accessory Building or Structure – 1.5 m</td>
<td></td>
</tr>
<tr>
<td>.4 Minimum Setbacks (Interior Side Lot Line)</td>
<td>a. Principal Building – 1.5 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. Garden Suite – 1.5 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. Accessory Building or Structure – 1.5 m</td>
<td></td>
</tr>
<tr>
<td>.5 Minimum Setbacks (Exterior Side Lot Line)</td>
<td>a. Principal Building – 4.5 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. Garden Suite – 4.5 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. Accessory Building or Structure – 4.5 m</td>
<td></td>
</tr>
<tr>
<td>.6 Minimum Setbacks between Buildings</td>
<td>a. Between Principal Building and Garden Suite – 6.0 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. Between Principal Building and Accessory Building or Structure – 1.5 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. Between Garden Suite and Accessory Building or Structure – 1.5 m</td>
<td></td>
</tr>
<tr>
<td>.7 Height (maximum)</td>
<td>a. Principal Building - 8.5 m or three Storeys, whichever is less</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. Garden Suite – 4.5 m or one storey, whichever is less</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. Accessory Building or Structure - 4.5 m</td>
<td></td>
</tr>
<tr>
<td>.8 Maximum vertical distance of Basement above ground</td>
<td>a. 1.4 m above average Finished Grade</td>
<td></td>
</tr>
</tbody>
</table>
357.4 Subdivision Regulations

<table>
<thead>
<tr>
<th>Column</th>
<th>RS3-ig Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Column I</td>
<td>Column II</td>
</tr>
</tbody>
</table>
| .1 Lot size (minimum) | a. Interior Lot – 540 m²  
  b. Corner Lot – 610 m²  
  c. Interior Through Lot – 540 m²  
  d. Corner Through Lot – 610 m²  
  e. Panhandle Lot – not permitted |
| .2 Lot Width (minimum) | a. Interior Lot – 15.0 m  
  b. Corner Lot – 18.0 m  
  c. Interior Through Lot – 15.0 m  
  d. Corner Through Lot – 18.0 m  
  e. Panhandle Lot – not permitted |
| .3 Lot Depth (minimum) | a. Interior Lot – 25.0 m  
  b. Corner Lot – 25.0 m  
  c. Interior Through Lot – 30.0 m  
  d. Corner Through Lot – 30.0 m  
  e. Panhandle Lot – not permitted |

357.5 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

357.6 Conditions of Use

.1 A Secondary Suite shall:

a. be limited to one such Use per Lot and to a maximum floor area of 90 m² or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less;

b. be located on a Lot other than a Panhandle Lot, with a minimum Front Lot Line length of 12.0 m;

c. be located on a Lot with a minimum Lot size of 400 m²;

d. be located on a Collector Road or Local Road;

e. not be located on a Lot on a cul-de-sac bulb;

f. not be on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards); and

g. not be operated where there is a Residential Care Use, Supportive Recovery Use, Boarding Use, Bed and Breakfast, or Garden Suite on the Lot.
357 – Urban Residential Zone, Infill Garden Suite (RS3-ig)

.2 A Garden Suite shall:
   a. be limited to one such Use per Lot;
   b. be limited to a maximum floor area of 55 m² and not be located within a
      building that exceeds 55 m² in floor area;
   c. be located on the same Lot as the Principal Building;
   d. be located on a Lot other than a Panhandle Lot, with a minimum Front
      Lot Line length of 12.0 m;
   e. be located on a Lot with a minimum Lot size of 540 m²;
   f. be located on a Collector Road or Local Road;
   g. not be located on a Lot on a cul-de-sac buld;
   h. not be on a Lot in a bare land strata (except where road infrastructure
      meets City bylaw standards);
   i. not be located between the Principal Building and the Front Lot Line;
   j. not include a Basement; and
   k. not be operated where there is a Residential Care Use, Supportive
      Recovery Use, Boarding Use, Bed and Breakfast, or Secondary Suite
      on the Lot.

.3 A CSA A277 or Z240 approved Manufactured Home may be permitted as a
   Garden Suite.

.4 A Principal Building consisting of more than one Storey shall have reduced
   massing at the uppermost Storey, to be achieved as follows:
   a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of
      the Gross Floor Area of the Storey immediately below;
   b. The front or one or more side Building Face(s) of the uppermost Storey
      shall be recessed by a minimum of 1.2 m from the Building Face(s) of
      the Storey immediately below;
      i. For the purpose of measuring the recessed area of the uppermost
         Storey, structural supports of covered verandahs, porches, patios
         and entranceways shall be considered part of the Building Face(s);
         and
      ii. Further to Section 357.6.4(b)(i), when a covered verandah, porch,
          patio or entranceway is included, the minimum Front Lot Line
          Setback for that portion of the Principal Building may be reduced to
          4.5 m;
   c. The rear Building Face of the uppermost Storey shall not project
      beyond the rear Building Face of the storey immediately below, except
      for permitted projections into Setbacks as specified in Section
      140.4.2.(a), and

Last modified

Final Draft – May 16, 2019
357 – Urban Residential Zone, Infill Garden Suite (RS3-ig)

d. Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.
APPENDIX “C”

365 - Duplex Residential Zone, Infill (RS4-i)

Intent: To accommodate Duplexes (strata and fee simple) on urban Lots in the Urban 3-Infill Land Use Designation

365.1 Permitted Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Duplex</td>
<td>2. Boarding</td>
</tr>
<tr>
<td></td>
<td>3. Home Occupation – Level 1</td>
</tr>
</tbody>
</table>

365.2 Site Specific Permitted Uses

n/a

365.3 Development Regulations

<table>
<thead>
<tr>
<th>Development Regulations Table for RS4-i Zone</th>
<th>Column I</th>
<th>Column II</th>
</tr>
</thead>
<tbody>
<tr>
<td>.1 Density (maximum)</td>
<td>a. Floor Space Ratio – 0.5</td>
<td></td>
</tr>
<tr>
<td>.2 Minimum Setbacks</td>
<td>a. Principal Building – 6.0 m</td>
<td></td>
</tr>
<tr>
<td>(Front Lot Line)</td>
<td>b. Accessory Building or Structure – 6.0 m</td>
<td></td>
</tr>
<tr>
<td>.3 Minimum Setbacks</td>
<td>a. Principal Building – 6.0 m</td>
<td></td>
</tr>
<tr>
<td>(Rear Lot Line)</td>
<td>b. Accessory Building or Structure – 1.5 m</td>
<td></td>
</tr>
<tr>
<td>.4 Minimum Setbacks</td>
<td>a. Principal Building – 1.5 m</td>
<td></td>
</tr>
<tr>
<td>(Interior Side Lot Line)</td>
<td>b. Principal Building constructed on interior Side Lot Line – 0.0 m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. Accessory Building or Structure – 1.5 m</td>
<td></td>
</tr>
<tr>
<td>.5 Minimum Setbacks</td>
<td>a. Principal Building – 4.5 m</td>
<td></td>
</tr>
<tr>
<td>(Exterior Side Lot Line)</td>
<td>b. Accessory Building or Structure – 4.5 m</td>
<td></td>
</tr>
<tr>
<td>.6 Minimum Setbacks</td>
<td>a. Between Principal Building and Accessory Building or Structure - 1.5 m</td>
<td></td>
</tr>
<tr>
<td>between Buildings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>.7 Height (maximum)</td>
<td>a. Principal Building - 8.5 m or three Storeys, whichever is less</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. Accessory Building or Structure - 4.5 m</td>
<td></td>
</tr>
<tr>
<td>.8 Maximum vertical distance of Basement above ground</td>
<td>a. 1.4 m above average Finished Grade</td>
<td></td>
</tr>
<tr>
<td>.9 Lot Coverage (maximum)</td>
<td>a. 40%</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX “C” (cont’d)

365 - Duplex Residential Zone, Infill (RS4-i)

365.4 Subdivision Regulations

<table>
<thead>
<tr>
<th>Subdivision Regulations Table for RS4-i Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Column I</td>
</tr>
</tbody>
</table>
| .1 Lot Size (minimum) | a. Duplex - 540 m²  
b. Duplex constructed on Interior Side Lot Line - 270 m²  
c. Through Lot - Not permitted  
d. Panhandle Lot - Not permitted |
| .2 Lot Width (minimum) | a. Duplex - 18.0 m  
b. Duplex constructed on Interior Side Lot Line - 9.0 m  
c. Through Lot - Not permitted  
d. Panhandle Lot - Not permitted |
| .3 Front Lot Line length (minimum) | a. Duplex - 18.0 m  
b. Duplex constructed on Interior Side Lot Line - 9.0 m  
c. Through Lot - Not permitted  
d. Panhandle Lot - Not permitted |
| .4 Lot Depth (minimum) | a. Interior Lot - 25.0 m  
b. Corner Lot - 25.0 m  
c. Through Lot - Not permitted  
d. Panhandle Lot - Not permitted |

365.5 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

365.6 Conditions of Use

.1 A Principal Building with attached garages shall comply with the following:
   a. One attached garage is permitted per Dwelling Unit; and
   b. Attached garage width shall not exceed 4.0 m per Dwelling Unit, measured between the interior faces of the side walls of the garage.

.2 A Principal Building shall comply with the following driveway regulations:
   a. One driveway is permitted per Dwelling Unit;
   b. Maximum driveway width per Dwelling Unit is 3.0 m, measured at the Lot Line; and
   c. Except on a Corner Lot abutting two Local Roads, driveways shall be joined, and the combined width of the joined driveways shall not exceed 6.0 m measured at the Lot Line.

Last modified: Final Draft – May 16, 2019
365 - Duplex Residential Zone, Infill (RS4-i)

.3 In the case of a Principal Building constructed on Interior Side Lot Line, each Dwelling Unit shall be simultaneously designed and constructed utilizing a party wall agreement.

.4 Notwithstanding Section 365.3.4(c), in the case of a Principal Building constructed on Interior Side Lot Line with municipal lane access, where access to the Lot is provided from the lane, an Accessory Building providing parking spaces for the Dwelling Units may be constructed on interior Side Lot Line, subject to the following:
   a. Each half of the Accessory Building shall be simultaneously designed and constructed utilizing a party wall agreement;
   b. Each half of the Accessory Building shall not exceed a width of 4.0 m, measured between the interior faces of the side walls of the Accessory Building;
   c. The Accessory Building shall not be located between the Principal Building and the Front Lot Line; and
   d. The Accessory Building shall comply with all other development regulations for Accessory Buildings and Structures in Section 365.3.

.5 A Principal Building consisting of more than one Storey shall have reduced massing at the uppermost Storey, to be achieved as follows:
   a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
   b. The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;
      i. For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios and entranceways shall be considered part of the Building Face(s); and
      ii. Further to Section 365.6.5(b)(i), when a covered verandah, porch, patio or entranceway is included, the minimum Front Lot Line Setback for that portion of the Principal Building may be reduced to 4.5 m;
   c. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the storey immediately below, except for permitted projections into Setbacks as specified in Section 140.4.2.(a), and
365 - Duplex Residential Zone, Infill (RS4-i)

d. Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.
APPENDIX “D”

386 – Infill Residential Zone (RS7)

**Intent:** To accommodate Single Detached Dwellings and Garden Suites on compact Lots in the Urban 3-Infill Land Use Designation

386.1 Permitted Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Residential Care</td>
</tr>
<tr>
<td>2. Single Detached Dwelling</td>
</tr>
<tr>
<td>3. Supportive Recovery</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Boarding</td>
</tr>
<tr>
<td>5. Garden Suite</td>
</tr>
<tr>
<td>6. Home Occupation – Level 1</td>
</tr>
<tr>
<td>7. Secondary Suite</td>
</tr>
</tbody>
</table>

386.2 Site Specific Permitted Uses

r/va
### 386 – Infill Residential Zone (RS7)

#### 386.3 Development Regulations (Lots with Front Lot Line Length of 12.0 m or greater)

<table>
<thead>
<tr>
<th>Column I</th>
<th>Column II</th>
</tr>
</thead>
<tbody>
<tr>
<td>.1 Density (maximum)</td>
<td>a. Floor Space Ratio – 0.5, excluding the floor area of a Garden Suite</td>
</tr>
<tr>
<td>.2 Minimum Setbacks (Front Lot Line)</td>
<td>a. Principal Building – 6.0 m</td>
</tr>
<tr>
<td></td>
<td>b. Accessory Building or Structure – 6.0 m</td>
</tr>
<tr>
<td>.3 Minimum Setbacks (Rear Lot Line)</td>
<td>a. Principal Building – 6.0 m</td>
</tr>
<tr>
<td></td>
<td>b. Garden Suite – 1.5 m</td>
</tr>
<tr>
<td></td>
<td>c. Accessory Building or Structure – 1.5 m</td>
</tr>
<tr>
<td>.4 Minimum Setbacks (Interior Side Lot Line)</td>
<td>a. Principal Building - 1.5 m</td>
</tr>
<tr>
<td></td>
<td>b. Garden Suite – 1.5 m</td>
</tr>
<tr>
<td></td>
<td>c. Accessory Building or Structure – 1.5 m</td>
</tr>
<tr>
<td>.5 Minimum Setbacks (Exterior Side Lot Line)</td>
<td>a. Principal Building - 4.5 m</td>
</tr>
<tr>
<td></td>
<td>b. Garden Suite - 4.5 m</td>
</tr>
<tr>
<td></td>
<td>c. Accessory Building or Structure - 4.5 m</td>
</tr>
<tr>
<td>.6 Minimum Setbacks between Buildings</td>
<td>a. Between Principal Building and Garden Suite - 6.0 m</td>
</tr>
<tr>
<td></td>
<td>b. Between Principal Building and Accessory Building or Structure - 1.5 m</td>
</tr>
<tr>
<td></td>
<td>c. Between Garden Suite and Accessory Building or Structure - 1.5 m</td>
</tr>
<tr>
<td>.7 Height (maximum)</td>
<td>a. Principal Building - 8.5 m or three Storeys, whichever is less</td>
</tr>
<tr>
<td></td>
<td>b. Garden Suite - 4.5 m or one storey, whichever is less</td>
</tr>
<tr>
<td></td>
<td>c. Accessory Building or Structure - 4.5 m</td>
</tr>
<tr>
<td>.8 Maximum vertical distance of Basement above ground</td>
<td>a. 1.4 m above average Finished Grade</td>
</tr>
<tr>
<td>.9 Lot Coverage (maximum)</td>
<td>a. 40%</td>
</tr>
</tbody>
</table>
### 386 – Infill Residential Zone (RS7)

#### 386.4 Development Regulations (Lots with Front Lot Line Length of 10-11.99 m)

<table>
<thead>
<tr>
<th>Development Regulations Table for RS7 Zone – Lots with Front Lot Line Length of 10-11.99 m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Column I</td>
</tr>
<tr>
<td>1 Density (maximum)</td>
</tr>
<tr>
<td>2 Minimum Setbacks (Front Line Line)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>3 Minimum Setbacks (Rear Lot Line)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>4 Minimum Setbacks (Interior Side Lot Line)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>5 Minimum Setbacks (Exterior Side Lot Line)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>6 Minimum Setbacks between Buildings</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>7 Height (maximum)</td>
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<td></td>
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<tr>
<td></td>
</tr>
<tr>
<td>8 Maximum vertical distance of Basement above</td>
</tr>
<tr>
<td>ground</td>
</tr>
<tr>
<td>9 Lot Coverage (maximum)</td>
</tr>
</tbody>
</table>

#### 386.5 Subdivision Regulations

<table>
<thead>
<tr>
<th>Subdivision Regulations Table for RS7 Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Column I</td>
</tr>
<tr>
<td>1 Lot Size (minimum)</td>
</tr>
<tr>
<td></td>
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<tr>
<td></td>
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<tr>
<td></td>
</tr>
<tr>
<td>2 Lot Width (minimum)</td>
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<td></td>
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<tr>
<td></td>
</tr>
<tr>
<td>3 Front Lot Line length (minimum)</td>
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<tr>
<td></td>
</tr>
<tr>
<td>4 Lot Depth (minimum)</td>
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<td></td>
</tr>
</tbody>
</table>
386.6 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

386.7 Conditions of Use

1. A Secondary Suite shall:
   a. be limited to one such Use per Lot and to a maximum floor area of 50 m² or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less;
   b. be located on a Lot other than a Panhandle Lot, with a minimum Front Lot Line length of 12.0 m;
   c. be located on a Lot with a minimum lot size of 400 m²;
   d. be located on a Collector Road or Local Road;
   e. not be located on a Lot on a cul-de-sac bulb;
   f. not be on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards); and
   g. not be operated where there is a Residential Care Use, Supportive Recovery Use, Boarding Use, or Garden Suite on the Lot.

2. A Garden Suite shall:
   a. be limited to one such Use per Lot;
   b. be limited to a maximum floor area of 55 m² and not be located within a building that exceeds 55 m² in floor area;
   c. be located on the same Lot as the Principal Building;
   d. be located on a Lot other than a Panhandle Lot, with a minimum Front Lot Line length of 12.0 m;
   e. be located on a Lot with a minimum lot size of 540 m²;
   f. be located on a Collector Road or Local Road;
   g. not be located on a Lot on a cul-de-sac bulb;
   h. not be on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards);
   i. not be located between the Principal Building and the Front Lot Line;
   j. not include a Basement; and
   k. not be operated where there is a Residential Care Use, Supportive Recovery Use, Boarding Use, or Secondary Suite on the Lot.

3. A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.

4. A Principal Building with an attached garage shall comply with the following applicable maximum garage width, measured between the interior faces of the side walls of the garage:
   a. 6.0 m on a Lot with Front Lot Line length of 12.0 m or greater; or
   b. 4.0 m on a Lot with Front Lot Line length of 10.0 m to 11.99 m.

Last modified:
386 – Infill Residential Zone (RS7)

5 A Principal Building consisting of more than one Storey shall have reduced massing at the uppermost Storey, to be achieved as follows:
   a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
   b. The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;
      i. For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandas, porches, patios and entranceways shall be considered part of the Building Face(s); and
      ii. Further to Section 386.7.5(b)(i), when a covered verandah, porch, patio or entranceway is included, the minimum Front Lot Line Setback for that portion of the Principal Building may be reduced to 4.5 m;
   c. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the storey immediately below, except for permitted projections into Setbacks as specified in Section 140.4.2.2(a); and
   d. Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.

[Diagram showing the calculation of floor area with vertical distances]
The Council of the City of Abbotsford, in open meeting assembled, ENACTS AS FOLLOWS:

1. **CITATION**

   Bylaw No. 2953-2019 may be cited as “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 257”.

2. **AMENDS URBAN AREA ZONING (SCHEDULE “D”)**

   Subject to section 4(2), Abbotsford Zoning Bylaw, 2014, Schedule “D”, Urban Area Zoning, as amended, is further amended by changing the zoning of the 5,362 parcels zoned “Urban Residential Zone (RS3)” within the Urban 3-Infill land use designation of the Official Community Plan to “Urban Residential Zone, Infill (RS3-i)”, as set out in the attached Appendices “A” to “C”.

3. **AMENDS SECTION 350, URBAN RESIDENTIAL ZONE (RS3)**

   Abbotsford Zoning Bylaw, 2014, Section 350, Urban Residential Zone, as amended is further amended by deleting Section 350.2.2 and renumbering all subsequent sections within Section 350.2 “Site Specific Permitted Uses and Densities”.

4. **COMMENCEMENT**

   (1) In this section:

   “in-stream rezoning amendment” means a bylaw to amend the Zoning Bylaw, 2014 to modify the zoning regulations applicable to particular lands;

   “in-stream rezoning application” means an application for an in-stream rezoning amendment submitted in accordance with the Development Application Procedures Bylaw, 2016 on behalf of the owner of the particular lands;

   (2) If, in respect of any of the lands described in Appendix “D”, an in-stream rezoning amendment is adopted before an in-stream rezoning application in relation to the particular lands is rejected by Council or expires in accordance with the Development Application Procedures Bylaw, 2016, such lands are excluded from the scope of section 2.

   (3) Subject to subsection (2), this bylaw comes into force:
(a) in relation to land in respect of which a Building Permit application for a Single Detached Dwelling is submitted by December 19, 2019, on the earlier of:

(i) the day after an Occupancy Permit has been issued for the Single Detached Dwelling, and

(ii) the day after the application for the Building Permit is considered to be abandoned or cancelled in accordance with the Building Bylaw, 2018; and

(b) in relation to all other land, on December 20, 2019.
APPENDIX “A”

Schedule Bylaw No. 2953-2019
Amendment Bylaw No. 257
From: Urban Residential Zone (RS3)
To: Urban Residential Zone, Infill (RS3-i)
APPENDIX “B”

Schedule Bylaw No. 2953-2019
Amendment Bylaw No. 257
From: Urban Residential Zone (RS3)
To: Urban Residential Zone, Infill (RS3-i)
APPENDIX “C”

Schedule Bylaw No. 2953-2019
Amendment Bylaw No. 257
From: Urban Residential Zone (RS3)
To: Urban Residential Zone, Infill (RS3-i)
APPENDIX “D”

IN STREAM REZONING APPLICATIONS
(received by February 19, 2018)

1. The following lands are described for the purpose of section 4(2) of this bylaw:

   File No. 17-120
   P.I.D.: 009-345-281
   Lot 173 New Westminster District Plan 24600
   Located at 2758 Sheffield Way

   AND

   File No. 17-124
   P.I.D.: 009-259-023
   Lot Q New Westminster District Plan 22653
   Located at 2511 Stanley Street

   AND

   File No. 17-124
   P.I.D.: 009-249-770
   Lot R Pan New Westminster District Plan 22653
   Located at 2497 Stanley Street

   AND

   File No. 17-129
   P.I.D.: 000-664-928
   Lot 33 New Westminster District Plan 25268
   Located at 2871 Upland Crescent

   AND

   File No. 17-086
   P.I.D.: 000-807-729
   Lot 8 New Westminster District Plan 19221
   Located at 34268 Redwood Avenue

   AND
APPENDIX "D" (cont’d)
IN STREAM REZONING APPLICATIONS (cont’d)

File No. 17-191
P.I.D.: 003-659-381
Lot 2 Block 1 New Westminster District Plan 06728
Located at 2810 Maple Street
AND

File No. 17-188
P.I.D.: 007-377-614
Lot 6 New Westminster District Plan 06068
Located at 33688 Busby Road
AND

File No. 17-146
P.I.D.: 000-921-491
Lot 63 New Westminster District Plan 27430
Located at 31707 Upland Crescent
AND

File No. 17-094
P.I.D.: 008-937-222
Lot 67 New Westminster District Plan 28154
Located at 34281 Redwood Avenue
AND

File No.: 17-094
P.I.D.: 009-177-868
Lot 80 New Westminster District Plan 29702
Located at 34295 Redwood Avenue
AND

File No. 18-013
P.I.D.: 008-499-314
Lot 354 New Westminster District Plan 37950
Located at 2011 Broadway Street
AND
File No. 18-004
P.I.D.: 008-974-756
Lot 69 New Westminster District Plan 27120
Located at 33227 Ravine Avenue

AND
File No. 17-152
P.I.D.: 006-783-937
Lot 37 New Westminster District Plan 33221
Located at 2931 McCallum Road

AND
File No. 17-109
P.I.D.: 006-161-111
Lot 312 New Westminster District Plan 41573
Located at 2108 Ridgeway Street

AND
File No. 17-125
P.I.D.: 009-187-596
Lot 35 New Westminster District Plan 24703
Located at 32731 Marshall Road

AND
File No. 18-032
P.I.D.: 007-087-004
Lot A New Westminster District Plan 13291
Located at 2820 Babich Street

AND
File No. 17-194
P.I.D.: 011-060-590
Lot A Block 1 New Westminster District Plan H60770E
Located at 33993 Walnut Avenue
APPENDIX “D” (cont’d)

IN STREAM REZONING APPLICATIONS (cont’d)

AND

File No. 17-134  
P.I.D.: 001-480-634  
Lot 204 New Westminster District Plan 32999  
Located at 31838 Peardonville Road

AND

File No. 17-111  
P.I.D.: 019-123-817  
Lot A New Westminster District Plan 21075  
Located at 1684 McKenzie Road

AND

File No. 18-020  
P.I.D.: 002-279-215  
Lot 122 New Westminster District Plan 35534  
Located at 2355 Broadway Street

AND

File No. 17-117  
P.I.D.: 009-177-922  
Lot 64 New Westminster District Plan 29707  
Located at 2326 Cascade Street

AND

File No. 17-014  
P.I.D.: 029-459-842  
Lot B New Westminster District Plan EPP 43070  
Located at 32767 Marshall Road

AND
APPENDIX “D” (cont’d)

IN STREAM REZONING APPLICATIONS (cont’d)

File No. 17-119
P.I.D.: 006-172-733
Lot 429 New Westminster District Plan 41445

Located at 2570 Hill-Tout Street

AND

File No. 17-156
P.I.D.: 006-745-938
Lot 112 New Westminster District Plan 32614

Located at 2411 Adelaide Street

AND

File No. 17-070
P.I.D.: 002-476-088
Lot 129 New Westminster District Plan 32820

Located at 32314 Peardonville Road

AND

File No. 17-101
P.I.D.: 007-210-833
Lot 150 New Westminster District Plan 35534

Located at 2378 Broadway Street

AND

File No. 17-136
P.I.D.: 009-238-379
Lot 29 New Westminster District Plan 24950

Located at 33208 Hawthorne Avenue

AND
APPENDIX “D” (cont’d)

IN STREAM REZONING APPLICATIONS (cont’d)

File No. 18-035
P.I.D.: 009-385-479
Lot A New Westminster District Plan 10810

Located at 31907 Old Yale Road

AND

File No. 17-157
P.I.D.: 007-121-334
Lot 123 New Westminster District Plan 34988

Located at 2663 Sunnyside Street

AND

File No. 17-149
P.I.D.: 008-520-062
Lot 379 New Westminster District Plan 38325

Located at 31849 Conrad Avenue

AND

File No. 17-139
P.I.D.: 007-189-575
Lot 154 New Westminster District Plan 35604

Located at 2447 Sugarpine Street

AND

File No. 17-150
P.I.D.: 008-771-855
Lot 50 New Westminster District Plan 25569

Located at 34304 Redwood Avenue

AND

File No. 18-010
P.I.D.: 007-235-461
Lot 163 New Westminster District Plan 35900

Located at 33476 Conway Street
APPENDIX “D” (cont’d)

IN STREAM REZONING APPLICATIONS (cont’d)

AND

File No. 17-198
P.I.D.: 005-920-051
Lot 16 New Westminster District Plan 45347

Located at 1973 Catalina Crescent

AND

File No. 18-016
P.I.D.: 008-848-521
Lot 40 New Westminster District Plan 25630

Located at 1666 Keats Street

AND

File No. 17-166
P.I.D.: 002-873-559
Lot 91 New Westminster District Plan 27281

Located at 1664 Highview Street

AND

File No. 17-173
P.I.D.: 007-348-746
Lot 226 New Westminster District Plan 36662

Located at 32580 Willingdon Crescent

AND

File No. 18-022
P.I.D.: 007-347-600
Lot 233 New Westminster District Plan 36662

Located at 32653 Hollywood Avenue

AND
APPENDIX "D" (cont'd)

IN STREAM REZONING APPLICATIONS (cont'd)

File No. 17-176
P.I.D.: 010-901-779
Lot 1 New Westminster District Plan 16712

Located at 34381 Old Yale Road
URBAN 3 INFILL
VOLUNTARY DESIGN GUIDELINES
These guidelines have been prepared for voluntary use by applicants/property owners, with the intent of providing design ideas and inspiration for projects within the Urban 3-Infill area. References to relevant City of Abbotsford Bylaw requirements are included for convenience.
Purpose/Intent

These guidelines have been prepared for voluntary use by applicants/property owners, with the intent of providing design ideas and inspiration for projects within the Urban 3-Infill area. References to relevant City of Abbotsford Bylaw requirements are included for convenience.

The guidelines encourage high quality, context-sensitive development that retains neighbourhood character while increasing residential density in the form of gentle infill (i.e., houses, duplexes and accessory dwelling units). The guidelines are based on community engagement and a review of infill approaches in other BC municipalities, completed through the Urban Infill Study.

Community Engagement

During the Urban Infill Study, the City heard concerns from community members regarding the impacts of infill development. One of the biggest challenges was the incompatibility of new large houses in established neighbourhoods, resulting in impacts to neighbourhood character, loss of privacy, and impacts on sunlight exposure and views. Concerns were also raised about the clearing of mature trees and inadequacy of replacement trees, and an overall lack of green space and landscaping associated with new infill development. The following guidelines respond to these and other community concerns.

Objectives

1. Retain and enhance the character and respect the context of existing neighbourhoods
2. Promote a high standard of infill design, construction and landscaping
3. Integrate trees and green space on properties
4. Minimize hard surface treatments
5. Ensure parking and other utility functions are accommodated on-site in an attractive manner
6. Support healthy communities with development that is neighbourly and supports social interaction
INF1 - Neighbourhood Compatibility

a. Design new buildings to be compatible with the character of the neighbourhood and future land uses by considering the following:
   • building scale and massing
   • foundation height
   • landscaping
   • architectural themes/detailing

b. Break down building massing and step the roof line and upper storeys in response to existing neighbouring houses.

INF2 - Privacy

a. Avoid large rear upper storey decks that overlook neighbouring yards.

b. Carefully locate windows, decks and other features to maintain privacy between neighbours.

c. Utilize fencing, screening and landscaping to enhance side and rear-yard privacy.
INF3 - Sunlight

a. Building design, massing, and location should minimize the amount of shadow cast on private open space of adjacent properties.

INF4 - Fencing and hedging

a. Design fencing and hedging to support a neighbourly interface that is attractive and welcoming, delineates public and private space, and maintains ‘eyes on the street’.

b. Ensure fencing and retaining walls are consistent with Zoning Bylaw requirements regarding location, height and materials.

c. Limit the height of front yard hedging consistent with fencing provisions of the Zoning Bylaw.

INF5 - Exterior Lighting

a. Integrate adequate exterior lighting (e.g., soffit, porch, garden) while avoiding light ‘spill-over’ and focusing light downward, particularly for upper storeys.
INF6 - Single Detached Dwellings and Duplexes

a. Site the dwelling at or near the minimum front setback to frame the street, maximize rear-yard outdoor space, retain trees, and avoid excessive driveway area.

INF7 - Garden Suite Siting

a. Explore design features that will use the space between the main house and garden suite, or setback areas, to create semi-private outdoor amenity spaces (e.g., patios edged with low hedging and/or decorative fencing).

b. Locate and landscape garden suites to protect privacy and minimize the overlook/shadowing of neighbouring properties.

c. Provide a direct/convenient pathway between tenant parking and the garden suite entrance. Materials such as aggregate concrete, stamped concrete, paving stones, or pervious paving are encouraged; avoid asphalt.

d. Integrate screened/enclosed solid waste storage to support liveability, neighbourliness, and control pests.
Garden Suites - Site Planning Considerations

- Screened rear patio provides semi-private amenity space
- Orienting lower roofline to sideyard can increase privacy with side-yard neighbours
- Siting of suite retains existing mature trees
- Entrance and patio amenity space
- Design addresses street with windows and/or entrance
- Garden suite oriented perpendicular to main house for privacy
- High quality permeable pathway to garden suite
- Shared solid waste enclosure
- Garden Suite Parking
INF8 - Driveways and Parking

a. Ensure driveways are no wider than permitted in City bylaws. Width is measured where the front lot line meets the municipal boulevard.

b. For subdivision, driveways should be coordinated (e.g., paired) to maximize on-street parking and boulevard space for street tree plantings.

c. Where additional parking must be added (e.g., to meet the Zoning Bylaw requirement for an accessory unit), the space should be added to the driveway in an area close to a side property line. Maximum driveway width as specified in City bylaws must be maintained.
INF9 - Permeable Surfaces

a. Minimize the overall size of driveways to reduce drainage impacts. Driveways shall not be wider than permitted in City bylaws.

b. If an additional parking space must be added on a lot to comply with Zoning Bylaw parking requirements, permeable paving materials (e.g., grasscrete, pavers) should be used.

c. Pathways, patios, and other hard surface areas should incorporate permeable materials wherever possible.

d. Undeveloped areas of a lot should be planted with a combination of lawn, shrubs, flowers, and ground cover to provide visual interest and absorb rainwater.

INF10 - Frontage/Streetscape

a. Alterations to the City boulevard in front of a lot, such as grading and/or paving to provide additional parking, are not permitted.

b. Driveways are the only permitted hard surface through the boulevard and may not exceed widths set out in City bylaws.
INF11 - Drainage/Stormwater

a. Site planning and design must include a designated area for a rock pit, consistent with the Development Bylaw.

b. Rock pits should be thoughtfully integrated with the site design and landscaping.

c. Rock pit siting should allow for easy access to the rock pit for future maintenance.

d. Site grading should direct all on-site stormwater to the rock pit.
INF12 - Front and Side Elevations

a. Design facades visible from the street to have varied depths and architectural interest. Avoid wide, flat, uninterrupted building faces.

b. Avoid large blank walls by visually breaking the building design into smaller components through use of projections, variations in roof height, detailing, and massing changes.

c. Step back the upper storey of a dwelling, in accordance with the Zoning Bylaw, to reduce the apparent bulk of the dwelling.

INF13 - Corners & Double Fronting Lots

a. On a corner lot, orient and design buildings to address both streets.

b. On double-fronting lots, explore opportunities to address and enliven both frontages where appropriate, including but not limited to attractive landscaping.

c. Orient secondary suite and garden suite entrances to flanking streets to create a strong public realm connection, especially when adjacent to a sidewalk.

d. Avoid blank walls or unarticulated facades along street-facing elevations.

e. Extend higher quality cladding the full length of both street-facing facades.

f. Provide driveway access on the lower classification of roadway.
INF14 - Grading

a. Avoid unnecessary grading; sloping yards should be preserved or gently graded, and foundations should be stepped with the slope to reduce house height and massing.

b. Where grading is necessary, the finished grade/elevation should be considerate of neighbouring properties. Overlook of adjacent houses and outdoor space should be minimized.

c. Site grading on lots with underground drainage rock pits should direct all onsite stormwater to the rock pit.

INF15 - Roof Lines

a. Break up building massing and extensive roof areas with a variety of levels, gables, and/or dormers.

b. Design buildings and roof pitches to minimize the real or perceived height difference between neighbouring properties.

INF16 - Exposed Basements

a. The height of exposed basement above grade must comply with the Zoning Bylaw.

b. Where possible, limit the extent of basement visible above grade facing a street and use landscaping to screen the exposed basement area.
INF17 - Garages

a. Reduce the prominence of attached garages on the streetscape.

b. Garages should be either flush or recessed behind the front entry of the house; garages that project beyond the front door are discouraged.

c. Garage doors should be high quality, attractive, and coordinated with the overall design of the house.

d. Where a double wide garage is permitted by the Zoning Bylaw, minimize the visual impact by incorporating two single wide garage doors, rather than one double wide door.

INF18 - Exterior Finish

a. In general, buildings should have a high quality architectural design and detailing, and be finished with materials appropriate to the west coast climate and character of the neighbourhood.

b. High-quality cladding should be used on all street-facing facades, including detached accessory dwelling units visible from a street.

c. The detailing and materials on the main dwelling frontage (interior lots) should wrap around the side elevation, to the nearest architectural break or projection.

d. Variation in design should be encouraged to avoid repetition between adjoining lots.
INF19 - Trees

a. Wherever possible, integrate trees into the overall site design.

b. For newly created lots, provide new tree plantings, consistent with the Development Bylaw.

c. If a tree must be removed, a Tree Removal Permit and replacement trees are required in accordance with the Tree Protection Bylaw. Whenever possible, replacement trees should be accommodated on site.

d. When undertaking any construction around a tree, provide adequate protection of the tree and root system, in accordance with the Tree Protection Bylaw.

INF20 - Landscaping

a. Provide landscaping in areas not used for buildings, pathways, or parking - should consist of plantings such as lawn, flowers, shrubs, trees, and/or ground cover.

b. Landscaping should be coordinated and attractive in its appearance, and maintained over time.

c. Fencing and landscaping must not obstruct clear sightlines for motorists and cyclists, as per visibility at intersection requirements in the Zoning Bylaw.

d. Height and siting of fences and retaining walls must comply with the Zoning Bylaw.