

April 6, 2023

Notice of Public Hearing to consider amendments to Abbotsford Zoning Bylaw, 2014

Abbotsford City Council will hold a Public Hearing at 6:00 pm on April 17, 2023 in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C., under the provisions of the *Local Government Act* to consider the following bylaws. Video of this meeting will be streamed live, as well as archived, on the City's website at www.abbotsford.ca/watchcouncilonline.

All persons who believe their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of the hearing. Written feedback can be provided electronically to the City Clerk at cityclerk@abbotsford.ca, by mail to: City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7, or delivered in person to City Hall 5th floor at the above address. In order for written feedback to be considered by Council before the meeting, it should be received by 12 noon on April 17, 2023. Feedback may also be provided in person during the Public Hearing. Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes.

The following is a synopsis of the bylaws amending the Zoning Bylaw of the City of Abbotsford, and is not deemed to be an interpretation. A copy of each of these bylaws can be viewed at the Planning Services Division (2nd floor, City Hall, 32315 South Fraser Way) between 8:30 am and 4:30 pm, Monday to Friday (excluding statutory holidays), from March 30, 2023 to April 17, 2023, or the full Planning Staff Report for the respective bylaws can be viewed either at the front counter (2nd Floor) or online. The report URL's are noted within the following bylaw descriptions.

If you have any questions, please contact Planning Services Staff at 604-864-5510.

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3370-2023

PURPOSE: If Bylaw No. 3370-2023 is adopted, minor text amendments would be made to Section 140.4 of the Zoning Bylaw which would permit setback exemptions for covered stairwells and increased height permissions for common amenity buildings within multifamily developments.

REPORT URL: www.abbotsford.ca/PDS056-2023

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ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3365-2023



SUBJECT LANDS: 2604, 2616, 2628, 2638 Parkview Street and 2601, 2609, 2615, 2623 Langdon Street

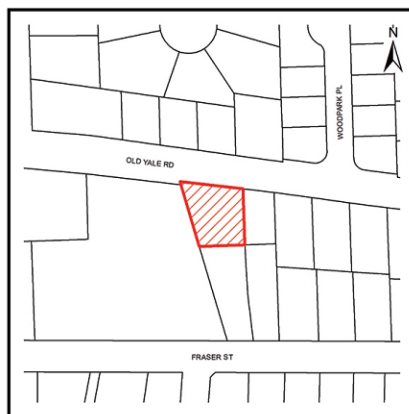
CURRENT ZONING: Urban Residential Zone (RS3)

PROPOSED ZONING: Mid Rise Apartment Zone (RMM)

PURPOSE: If Bylaw No. 3365-2023 is adopted, the applicant proposes to construct a 269 unit apartment building.

REPORT URL: www.abbotsford.ca/PDS050-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3352-2023



SUBJECT LAND: 34184 Old Yale Road

CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)

PROPOSED ZONING: Infill Residential Zone (RS7)

PURPOSE: If Bylaw No. 3352-2023 is adopted, the applicant proposes to develop a three lot subdivision.

REPORT URL: www.abbotsford.ca/PDS053-2023



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ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3359-2023



SUBJECT LAND: 33305 South Fraser Way

CURRENT ZONING: City Centre Commercial Zone (C5)

PROPOSED ZONING: Secondary Commercial Zone (CSC)

PURPOSE: If Bylaw No. 3359-2023 is adopted, the applicant proposes to construct a 954m² (10,269ft²) automobile body shop.

REPORT URL: www.abbotsford.ca/PDS049-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3350-2023



SUBJECT LANDS: 2618 and 2628 Minter Street

CURRENT ZONING: Urban Residential Zone (RS3)

PROPOSED ZONING: Mid Rise Apartment Zone (RMM)

PURPOSE: If Bylaw No. 3350-2023 is adopted, the applicant proposes to construct a 30 unit apartment building.

REPORT URL: www.abbotsford.ca/PDS062-2023

Download the City App

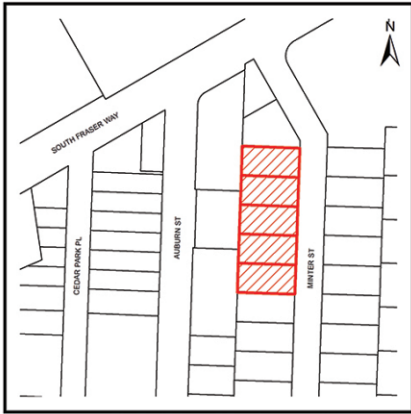
The City services app is the place to go to report common concerns and issues and give you one touch access to Mayor and Council, Leisure services, Community events, Parks, Trail maps and amenities and more! Download the app today at abbotsford.ca/apps

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**ABBOTSFORD ZONING AMENDMENT BYLAW
BYLAW NO. 3347-2023**



SUBJECT LAND: 2603, 2619, 2629, 2639 and 2649 Minter Street
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Mid Rise Apartment Zone (RMM)
PURPOSE: If Bylaw No. 3347-2023 is adopted, the applicant proposes to construct two 6 storey apartment buildings containing 45 units each (90 units total) on two separate lots.
REPORT URL: www.abbotsford.ca/PDS061-2023

**City of Abbotsford 2023
Artist in Residence**

Calling local Emerging and Mid-Career Artists: Applications are now open for the City of Abbotsford 2023 Artist In Residence program! The City of Abbotsford, in partnership with the Abbotsford Arts Council, is looking for one local emerging to mid-career artist or artist-team to participate in the 2023 Artist In Residence program. This program seeks to support local emerging artists interested in building a community engaged art practice, while creating fun and immersive opportunities for the community to experience and participate in arts and culture. Applications will be accepted in Monday, April 10, 2023 at 11:59 pm. Please visit our website for more information at: <https://www.abbotsford.ca/artist-in-residence>

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**Notice of Intention to Dispose of
City Owned Property**

The Council of the City of Abbotsford Pursuant to the *Community Charter*, gives notice of intention to dispose of the following City owned property:

LEGAL DESCRIPTION: THAT 2,260 m² (24,326 ft²) portion of PID 002-389-991 Lot B, Except Part Subdivided by Plan LMP40805, Section 22 Township 16 New Westminster District Plan 13798, and PID 011-439-017 Lot 9 Section 22 Township 16 New Westminster District Plan 9793, as shown outlined and shaded blue on the attached aerial photo.
CIVIC ADDRESS: 3115 & 3129 Turner Street

PROPERTY DESCRIPTION



NATURE OF DISPOSITION: Two year lease term with one additional two year option to renew
LESSEE: Conquest Equipment Inc.
CONSIDERATION TO BE RECEIVED BY THE CITY FOR THE DISPOSITION: \$275,854 in rent plus Operating Expenses

This notice is for the purpose of public disclosure only, not solicitation of an offer. More information may be obtained from Real Estate Services Division, City of Abbotsford, 32315 South Fraser Way, Abbotsford, B.C., V2T 1W7, or Telephone 604.864.5679, Monday to Friday, between 8:30 am and 4:30 pm, excluding holidays.



Visit Let's Talk Abbotsford where you can have your say on projects and initiatives that the City is working on. Share your opinions, ideas and give feedback on projects that matter to you. Visit www.letstalkabbotsford.ca

**KEEP THESE
ITEMS OUT
OF YOUR BLUE CART:**



These items can be taken to the depot for recycling! Check online for disposal information at

www.abbotsford.ca/wastewizard



COMMUNITY CLEAN-UP MONTH

Community clean-up Month is a great way to get involved in volunteering, contribute to environmental stewardship in our community, encourage social responsibility, help beautify our neighbourhoods and is a great way to celebrate Earth day.

Last year over 3,000 residents participated in this beautification initiative. Abbotsford residents are encouraged to pick up litter around their workplaces, schools, parks, trails and streets from April 1 - 30th.

Why not join us?

Register today to access free clean-up supplies at www.abbotsford.ca/volunteerapplication or contact us at volunteer@abbotsford.ca or 604-557-7050.

And did you know you can WIN 1 of 20 volunteer appreciation prize packs just by sharing your volunteering photos to volunteer@abbotsford.ca.

Eagle Street Sanitary Sewer Main Replacement

The City of Abbotsford will be replacing a portion of sanitary sewer main on Eagle Street at Lynn Crescent. Access to residences will be maintained, however, there will be some road closures during the construction work. The project will commence April 17th and will be substantially completed April 28th. Work hours will be 7 am to 4 pm. We apologize for any inconvenience this may cause. Please contact Doug Haagen, Manager of Wastewater Collections at dhaagen@abbotsford.ca or phone 604-853-5485.

