



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch will review the progress report to assess if a municipality has met its housing target and, if not, whether it has made satisfactory progress toward meeting the housing target. Progress report evaluation is based on the performance indicators described in Schedule B of the HTO. If satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at Housing.Targets@gov.bc.ca as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.



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Section 1: MUNICIPAL INFORMATION	
Municipality	City of Abbotsford
Housing Target Order Date	October 1, 2023
Reporting Period	October 1, 2023 – September 30, 2024
Date Received by Council Resolution	November 5, 2024
Date Submitted to Ministry	November 6, 2024
Municipal Website of Published Report	abbotsford.ca
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Heather Kauer, Director, Community Planning, hkauer@abbotsford.ca , (604) 557-7068
Contractor Contact Info	<input checked="" type="checkbox"/> N/A (name, position/title, email, phone)

Section 2: NUMBER OF NET NEW UNITS				
<p>Report a count of net new housing units realized during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. Legalizing existing unpermitted secondary suites or other housing units does not count toward completions.</p> <p>If a municipality has not met the housing target for the reporting period, it must provide information about any actions that it intends to take toward meeting the housing target within the two-year period following the progress report (see section 8 for summary of planned actions).</p>				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	738	136	602	602

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Supplemental Information per Interim Guidelines)				
<p>Please record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.</p>				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	134	0	134	134
One Bedroom	85	0	85	85
Two Bedroom	252	29	223	223

Three Bedroom	267	107	160	160
Four or More Bedroom ¹	n/a	n/a	n/a	n/a
Units by Tenure				
Rental Units ² – Total	337	10	327	327
Rental – Purpose Built	223	0	223	223
Rental – Secondary Suite	103	10	93	93
Rental – Accessory Dwelling	11	0	11	11
Rental – Co-op	n/a	n/a	n/a	n/a
Owned Units	401	126	275	275
Units by Rental Affordability				
Market	226	10	216	216
Below Market ³	0	0	0	0
Below Market Rental Units with On-Site Supports ⁴	111	0	111	111

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe actions in the last 12 months that have been taken to achieve housing targets. For example:

- Updated land use planning documents (e.g., Official Community Plan, Zoning Bylaw);
- Updated Housing Needs Report
- New or amended policies, innovative approaches, pilot projects, or partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations).

Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information.

1. [Official Community Plan Update](#) – the City is in the middle of an OCP Update process, with an emphasis on boosting housing supply. Project completion is anticipated in December 2025.
2. [Housing Accelerator Fund](#) – the City successfully applied for CMHC Housing Accelerator Funds. The Action Plan consists of seven initiatives to boost housing supply over the next 3 years. Collectively, the initiatives are anticipated to lead to 730 additional housing units by 2027.
3. **Provincial Housing Legislation** – Council adopted Zoning Bylaw amendments to implement Small-Scale Multi-Unit Housing and Transit Oriented Areas legislation on June 25, 2024. Staff continue to work on refinements to the City’s implementation of Small-Scale Multi-Unit Housing through the ongoing OCP update process.

4. **Secondary Suites Incentive Program** – Council approved the program in July 2024 and it launched in September 2024. The program offers incentives for secondary suites, including a streamlined application process, reduced fees, and financial grants.
5. **Development Application Process Review** – the City has completed a Development Application Process Review and implementation of the recommendations is underway. This is anticipated to help identify efficiencies, streamline processes, and increase clarity for staff and applicants.
6. **Housing Needs Report** – The City is in the process of preparing an Interim Housing Needs Report, in accordance with Provincial legislation. This will help identify the City’s housing needs for the next 5 years and 20 years and will be reflected through the Official Community Plan update.
7. **Digitized Building Permits** – the City recently transitioned to digital building permits, offering customers a more efficient and streamlined application process.
8. **Building Permit Process Review & Modernization Strategy** – the City recently completed a Building Permit Process Review and Modernization Strategy. Median Building Permit wait times have since decreased from 23 weeks to 4-6 weeks for residential buildings.
9. **Reaching Home Funding Projects** – Through the federal Reaching Home program the City has been able to allocate more than \$1.78 million in funding for projects that work towards helping vulnerable people attain and stay in safe, sustainable, and affordable housing. Five projects were selected to receive funding, with projects taking place between April 2024 and March 2026.
10. **HEART and HEARTH Programs** – In 2024, the City signed an MOU with the Province to advance the HEART and HEARTH programs through BC Housing. This included multiple new shelter sites, including the 51-bed Lonzo Road Shelter.
11. **Supportive Housing Developments** – The City supports the Province through the application and building permit process for new supportive housing sites, including most recently, at 1640 Riverside Road.
12. **City-initiated Point-in-Time (PiT) Count** – To better understand housing needs in the community the City undertook a PiT count of the existing homeless population on October 8, 2024.

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

N/A

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

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Provide the number of housing units below to establish the quantity of anticipated new housing based on completed development applications. For each housing project in progress, please report on the most recent development approval which has been issued since the effective date of your Housing Target Order. Each housing project should only be captured once through the **most current** development application type, and units which have received occupancy permits should not be included (*see Section 2 above for occupancy permits*).

	Rezoning	Development Permit	Building Permit	Total
Applications	11	10	191	212
New Units	193	1,069	817	2,079
Unit Breakdown (Supplemental Information as per Guidelines)				
Units by Size				
Studio	0	52	26	78
One Bedroom	0	498	254	752
Two Bedroom	0	255	272	527
Three Bedroom	193	264	255	712
Four or More Bedroom ¹	n/a	n/a	n/a	n/a
Units by Tenure				
Rental Units ² – Total ²	<i>(See Note 1)</i>	465 <i>(See Note 1)</i>	220 <i>(See Note 1)</i>	685 <i>(See Note 1)</i>
Rental – Purpose Built	<i>(See Note 1)</i>	465 <i>(See Note 1)</i>	111 <i>(See Note 1)</i>	576 <i>(See Note 1)</i>
Rental – Secondary Suite	<i>(See Note 2)</i>	<i>(See Note 2)</i>	102	102
Rental – Accessory Dwelling	<i>(See Note 2)</i>	<i>(See Note 2)</i>	7	7
Rental – Co-op	n/a	n/a	n/a	n/a
Owned Units	193 <i>(See Note 1)</i>	604 <i>(See Note 1)</i>	597 <i>(See Note 1)</i>	1,394 <i>(See Note 1)</i>
Units by Rental Affordability				
Market	<i>(See Note 3)</i>	<i>(See Note 3)</i>	<i>(See Note 3)</i>	<i>(See Note 3)</i>
Below Market ³³	<i>(See Note 3)</i>	104 <i>(See Note 3)</i>	<i>(See Note 3)</i>	<i>(See Note 3)</i>
Below Market Rental Units with On-Site Supports ⁴⁴	<i>(See Note 3)</i>	61 <i>(See Note 3)</i>	<i>(See Note 3)</i>	<i>(See Note 3)</i>

Note 1 – The City is generally unaware at the rezoning, development permit, or building permit stage whether housing units will be owned or rental. This is typically determined closer to occupancy based on market factors. Units identified are based on information available at the time of application.

Note 2 – The City is unaware at the rezoning/subdivision stage whether a single detached dwelling will include a secondary suite/accessory unit. This is revealed at the Building Permit stage.

Note 3 – Unless a project is being delivered in partnership with a third-party housing provider, such as BC Housing, the City typically does not know whether rental units will be provided at below-market rates, and to what extent. This is typically determined closer to occupancy, based on market factors. Units identified are based on information available at the time of application.

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	20	0
Proposed Units	718	0

B) For each project that was withdrawn or not approved, provide a summary of relevant information including application type and reasons why each project was withdrawn or not approved. Please include rezoning applications, development permits, and building permits.

1. PRJ21-053 – Rezoning and Development Permit application for 156 residential units in 2 buildings. The application received 3rd reading from Council on December 12, 2022. Final adoption was subject to satisfying conditions related to road dedication, bus stop upgrades, and community benefit contribution. The applicant did not proceed with the project, and the application was closed on February 13, 2024.
2. PRJ21-166 – Rezoning and Development Permit application for 5 row house units. Following first review from staff, the applicant did not proceed with the project. The application was closed on December 11, 2023.
3. PRJ21-233 – Rezoning and Development Permit application for a 31 storey mixed use building with 262 residential units. The application lapsed due to a change in ownership. A new application, under new ownership is now under review by the City.
4. PRJ20-123 – Rezoning and Subdivision application for 2 residential infill lots. The application was granted a 1-year extension in November 2022. The applicant did not proceed with the project and the application was closed on January 18, 2024.

5. PRJ20-160 – Rezoning and Subdivision application for 2 residential infill lots. The application received 3rd reading from Council in November 2022. The applicant was granted a 1-year extension to satisfy conditions prior to final approval. The applicant did not proceed with the project and the application was closed on November 27, 2023.
6. PRJ21-067 – Rezoning and Development Permit application for 8 townhouse units. Following first review from staff the applicant did not proceed with the project. The project was closed on December 11, 2023.
7. PRJ21-105 – Rezoning and Subdivision application for 3 residential infill lots. The application received 3rd reading from Council on March 28, 2022. Final adoption was subject to satisfying conditions related to road dedication and community benefit contributions. Upon request by the applicant, a 1-year extension was granted until March 28, 2024. The applicant did not proceed with the project and the application was closed.
8. PRJ21-109 – Rezoning and Subdivision application for 4 residential infill lots. Following first review from staff the applicant did not proceed with the project. The application was closed on March 8, 2024.
9. PRJ22-027 – Rezoning and Subdivision application for 4 residential infill lots. Following first review from staff the applicant did not proceed with the project. The application was closed on October 30, 2023.
10. PRJ22-038 – Rezoning and Development Permit application for a 6 storey mixed use building with 25 residential units. Following first review from staff the applicant did not proceed with the project. The application was closed on December 13, 2023.
11. PRJ23-016 – Rezoning and Subdivision application for a bareland strata duplex with 2 units. The application was withdrawn by the applicant on March 20, 2024.
12. PRJ23-096 – Rezoning and Development Permit application for a 4 unit multiplex. The application was withdrawn by the applicant on November 27, 2023.
13. PRJ18-078 – Rezoning and Subdivision application for 2 residential lots. The application received third reading from Council on May 10, 2021 however the applicant did not proceed with the project. The application was closed on August 21, 2024.
14. PRJ20-034 – OCP Amendment and Rezoning application for a 19-unit townhouse development. Following first review from staff the applicant did not proceed with the project. The application was closed on May 24, 2024.
15. PRJ20-031 – Rezoning to allow a 59-unit addition to an existing senior's care facility. The applicant withdrew the application, citing construction costs and changing demographics.
16. PRJ21-010 – Rezoning and subdivision application to enable 2 residential infill lots. The application was cancelled by the applicant on August 9, 2024.

17. PRJ21-172 – OCP Amendment and rezoning to enable a 58-unit townhouse development. The application sought a lower density land use designation (townhouse) than the existing designation (apartment). The applicant has since submitted a new application with a mix of townhouse and apartment, consistent with the OCP.
18. PRJ21-202 – Rezoning and development permit to enable 3 rowhouse units. The application was cancelled by the applicant on August 9, 2024.
19. PRJ22-166 – Rezoning and development permit application for a 96-unit apartment building. The application expired on August 16, 2024.
20. PRJ22-180 – Rezoning and subdivision application for 2 residential lots. The application expired on April 30, 2024.

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to your municipality's effort and progress toward achieving the housing target.

As of October 1, 2024 there were 2,687 residential units that had received 'Approval in Principle'. Prior to receiving final adoption/approval, applicants must satisfy conditions of approval. Applicants are only prepared to satisfy conditions of approval when they are ready to proceed with a project. In the current economic climate, the City routinely hears from applicants wishing to extend their applications until more favourable economic conditions exist.

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of actions the municipality intends to take during the two-year period following this report to meet its housing targets. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- the number of units anticipated by completing the action;
- dates of completion or other major project milestones; and
- links to any publicly available information.

Official Community Plan Update

The City is in the process of updating the Official Community Plan, with completion anticipated by the end of 2025. Increasing housing supply is a central focus of the OCP update. Some of the early ideas being explored include allowing more development in mixed use centres (review density, building heights, etc), providing greater development flexibility in the infill area, exploring higher density land uses along some major roads, and enabling non-market housing on place of worship sites.

It is difficult to predict how many housing units to anticipate because of the OCP update. The City is hopeful that this work will contribute to achieving the housing target over time.

[May 2024 Engagement Boards](#)

[Housing Accelerator Fund](#)

The City successfully applied for the Federal Housing Accelerator Fund (HAF), with an action plan consisting of seven initiatives to increase housing supply over 3 years. HAF is anticipated to enable ~730 housing units above and beyond baseline projections.

Supportive Housing Developments

The City will continue to support the Province (BC Housing) through the application and building permit processes for new supportive housing sites.

¹ If needed due to data gaps, you may report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.

² **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

³ **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

⁴ **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.