

# HAF Action Plan Summary – Abbotsford, BC

## **Explanatory Notes:**

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

## **Initiative 1: Expand Secondary Suite Permissions**

Allowing secondary suites throughout the City and incentivizing homeowners to legalize existing unauthorized suites (*program launched in 2024, implementation through 2026*).

- Updates to the community plan and zoning bylaw will allow secondary suites throughout the City.
- A new incentive program and an expedited approval process will encourage homeowners to legalize existing suites.

## **Initiative 2: Promote High Density Development Near Transit**

Upzoning land along arterial transit corridors to promote higher density development near transit (*implementation through 2025*).

- Planning amendments will allow for multi-unit housing development on 41 hectares of land near transit that are currently restricted to single-family housing.

## **Initiative 3: Permit As-of-Right Infill Development**

Changing zoning rules to allow “gentle” densification in all existing and new neighbourhoods (*implementation through 2024*).

- Abbotsford will allow four units per residential lot as-of-right and reduce administrative hurdles for infill development.

#### **Initiative 4: Leverage City-Owned Land for Affordable Housing**

Removing policy and regulatory barriers to affordable housing on City-owned land (*implementation through 2025*).

- The City will identify non-profit partners to develop affordable housing, supported by rezoning to unlock additional density.
- Additional sites will be evaluated for future affordable housing development and the City will explore options to fast-track approvals.

#### **Initiative 5: Development Application Review Process**

Reducing approval times by improving and simplifying the development review process (*implementation through 2024*).

- Implementing best practices, based on a review of existing City processes and consultation with members of the development industry, will speed up development approvals and add clarity and predictability.

#### **Initiative 6: Expand Density Bonus Program**

Changing zoning rules to expand an existing density bonus program to more areas of the City (*implementation through 2025*).

- Zoning bylaw and community plan amendments will allow for additional floor space and increased density in multi-unit homes in exchange for providing community amenities.
- The City will allocate a portion of amenity contributions to affordable housing.

#### **Initiative 7: Increase Density in Neighbourhood Centres**

Broadening density permissions in 17 neighbourhood centres across the City to increase housing supply (*implementation through 2025*).

- Zoning bylaw and community plan amendments will allow for more housing and more diverse housing types in low-density areas close to services and amenities.