

HAF Agreement and Action Plan Summary Abbotsford, British Columbia

Summary of Agreement Targets and Funding

Status as of February 24, 2025

Overall Permitted Unit Targets (3 years)	2,690
Units expected without HAF (baseline)	1,953
Units incented by HAF (HAF-incented)	737
Municipality's 10-year unit projection	2,326

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	2,690	630	951
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> • Missing middle housing units 	853		359
<ul style="list-style-type: none"> • Other multi-unit housing units 	1,329		670
Affordable Housing Units	347		0

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$25,652,770
Annual advance amount	\$6,413,192.50

CMHC has reviewed Abbotsford's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Expand Secondary Suite Permissions

Allowing secondary suites throughout the City and incentivizing homeowners to legalize existing unauthorized suites.

- 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	Due Date	Status
Expand secondary suite permissions and legalize unauthorized suites	2024-06-28	Completed
Milestones	Due Date	Status
Develop incentive program for unauthorized suites	2024-05-15	Completed
Prepare zoning bylaw and OCP amendments	2024-05-15	Completed
Council approval	2024-06-28	Completed

Initiative 2: Promote High Density Development Near Transit

Upzoning land along arterial transit corridors to promote higher density development near transit.

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

Initiative	Due Date	Status
Redesignate Land for Ground-Oriented, Multi-Unit Housing Along Arterial Roads	2025-12-31	On track
Milestones	Due Date	Status
Prepare Official Community Plan amendments	2025-09-30	On Track
Council approval	2025-12-31	Not Started

Initiative 3: Permit As-of-Right Infill Development

Changing zoning rules to allow “gentle” densification in all existing and new neighbourhoods.

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

Initiative	Due Date	Status
Rezone the Infill Area to Permit As-of-Right Infill Development	2024-06-28	Completed
Milestones	Due Date	Status
Prepare Zoning Bylaw amendments	2024-04-30	Completed
council approval	2024-06-28	Completed

Initiative 4: Leverage City-Owned Land for Affordable Housing

Removing policy and regulatory barriers to affordable housing on City-owned land.

- The City will identify private sector 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	Due Date	Status
Enable the Development of Affordable Housing on City-Owned Properties	2025-12-31	Delayed*
Milestones	Due Date	Status
Identify Development Partners	2024-12-31	Delayed*
Complete Zoning and Development Permit Approval	2025-07-01	Delayed*
Issue Building Permits	2025-12-31	Not Started

*The City requested a date change (extending the end date to 2026-12-14) because the scope of work required to issue an RFP for the development partner expanded significantly since the time of application. The City requested the change to ensure that the RFP was scoped appropriately and that they could quickly choose a development partner and issue building permits once selected.

Initiative 5: Development Application Review Process

Reducing approval times by improving and simplifying the development review process.

- 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	Due Date	Status
Development Application Review Process	2024-06-28	Completed
Milestones	Due Date	Status
Complete Development Application Review Process	2024-06-28	Completed

Initiative 6: Expand Density Bonus Program

Changing zoning rules to expand an existing density bonus program to more areas of the City.

- 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	Due Date	Status
Expand Density Bonus Program	2025-12-31	On track
Milestones	Due Date	Status
Prepare Official Community Plan and Zoning Bylaw amendments	2025-09-30	On Track
Council approval	2025-12-31	Not Started

Initiative 7: Increase Density in Neighbourhood Centres

Broadening density permissions in 16 neighbourhood centres across the City to increase housing supply.

- 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.

Initiative	Due Date	Status
Amend the Neighbourhood Centre Land Use Designation	2025-12-31	On track
Milestones	Due Date	Status
Prepare Official Community Plan and Zoning Bylaw amendments	2025-09-30	On Track
Council Adoption	2025-12-31	Not Started