



2018

ANNUAL REPORT

Planning & Development Services

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Cover image of the “Rex” rental apartments on King Street in the UDistrict. Architect: Keystone Architecture.



Source of all data: City of Abbotsford, Planning and Development Services unless otherwise stated.

Planning & Development Services

Community Planning manages the City’s Official Community Plan (OCP), bringing together land use, urban design and social planning policies, along with overall infrastructure needs into long range land use plans. The division is responsible for the development and implementation of strategies, policies and plans that guide the City’s future growth and development.

Development Planning is responsible for reviewing and processing development applications such as rezoning, subdivision and development permits. These applications are reviewed for compliance with the OCP, Zoning Bylaw and other municipal bylaws and policies.

Development Engineering is responsible for reviewing and processing engineering drawings for development applications, and for environmental services. The drawings are reviewed for compliance with the Development Bylaw and other municipal bylaws and policies.

Building Permits and Licences is responsible for ensuring all building construction in the City meets Building Code requirements for health, life safety and fire protection. Functions include plan checking, building permit issuance, on-site inspections and business licencing.

For more information: www.abbotsford.ca/planning



The “Rex” development on King Street in the UDistrict,

The Planning & Development Services Department consists of four main divisions: Community Planning, Development Planning, Development Engineering and Building Permits & Licences.

Introduction

The 2018 Planning and Development Services (PDS) Annual Report summarizes how we've progressed over the past year. The document outlines progress and accomplishments regarding development activity and trends, and departmental initiatives.

Application Process



2018 Highlights



395 Development Inquiry Meetings this year.



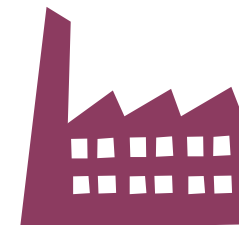
325 new residential lots approved and building permits issued for 770 single family units.



378 townhouse units approved and building permits issued for 397 units.



789 apartment units approved and building permits issued for 404 units.



New Record
Development permits issued for 53,174 m² (571,152 ft²) of industrial floor space.



New Record
Total Building Permit Value \$553 million

The 2018 PDS Annual Report shows where we are today with activity and trends.

PDS reports statistics on departmental activity twice a year.

For more information:
www.abbotsford.ca/stats

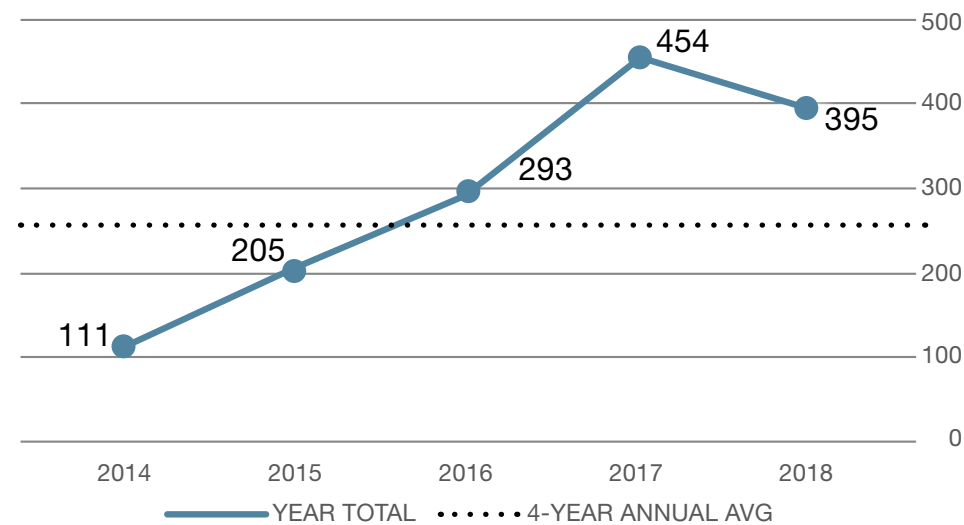


Inquiry, Submission & Review

Development Inquiry Meetings

For 2018 staff coordinated 395 Development Inquiry Meetings (DIM) a decrease of 13% compared to 2017 (454). The 2018 total continues the long-term upward trend and exceeds the four year average (266).

Total Number of DIMs

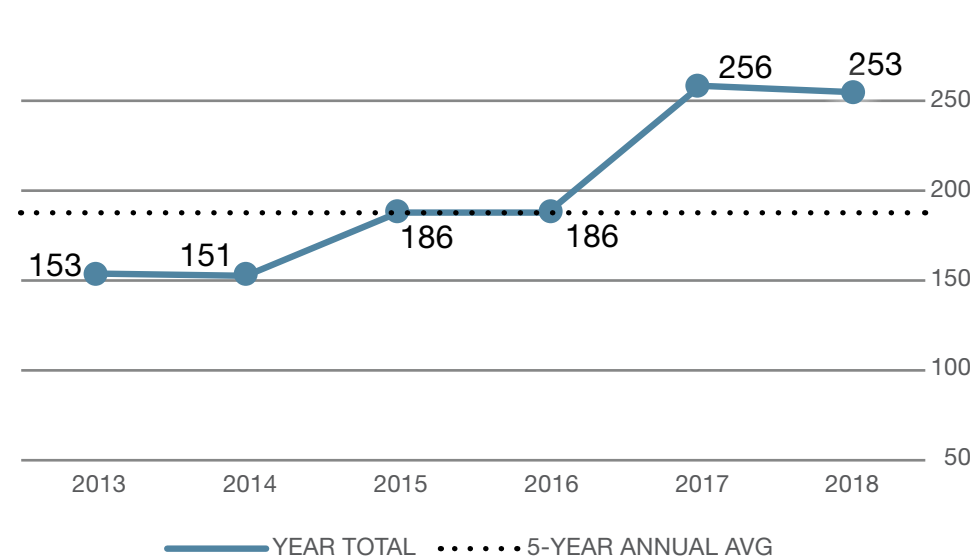


DIM's are intended to provide preliminary comments to land owners and developers considering development in respect to the Official Community Plan, Development Permit Areas/Guidelines, zoning, and anticipated off-site upgrades.

Land Development Applications Received

The total number of land development applications received in 2018 (253) decreased 1% (3) compared to the same period in 2017 (256).

Total Land Applications Received

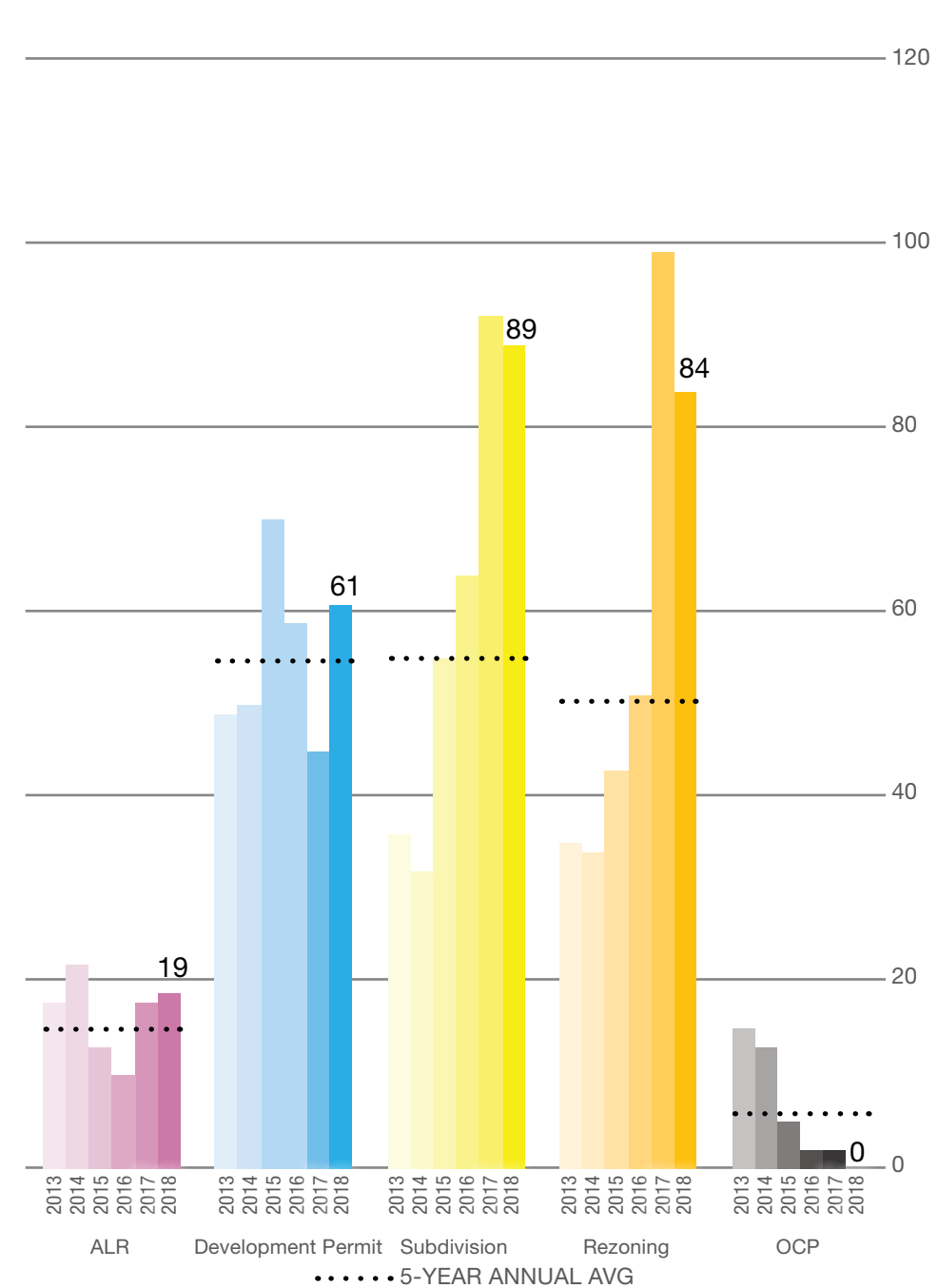


Land Development Applications Received



Agricultural Land Reserve applications (19), and Development Permits (61) received increased compared to the same period in 2017. Subdivision (89) and Rezoning (84) applications received in 2018 slightly decreased compared to 2017. No Official Community Plan amendment applications were received in 2018.

Number of Applications Received

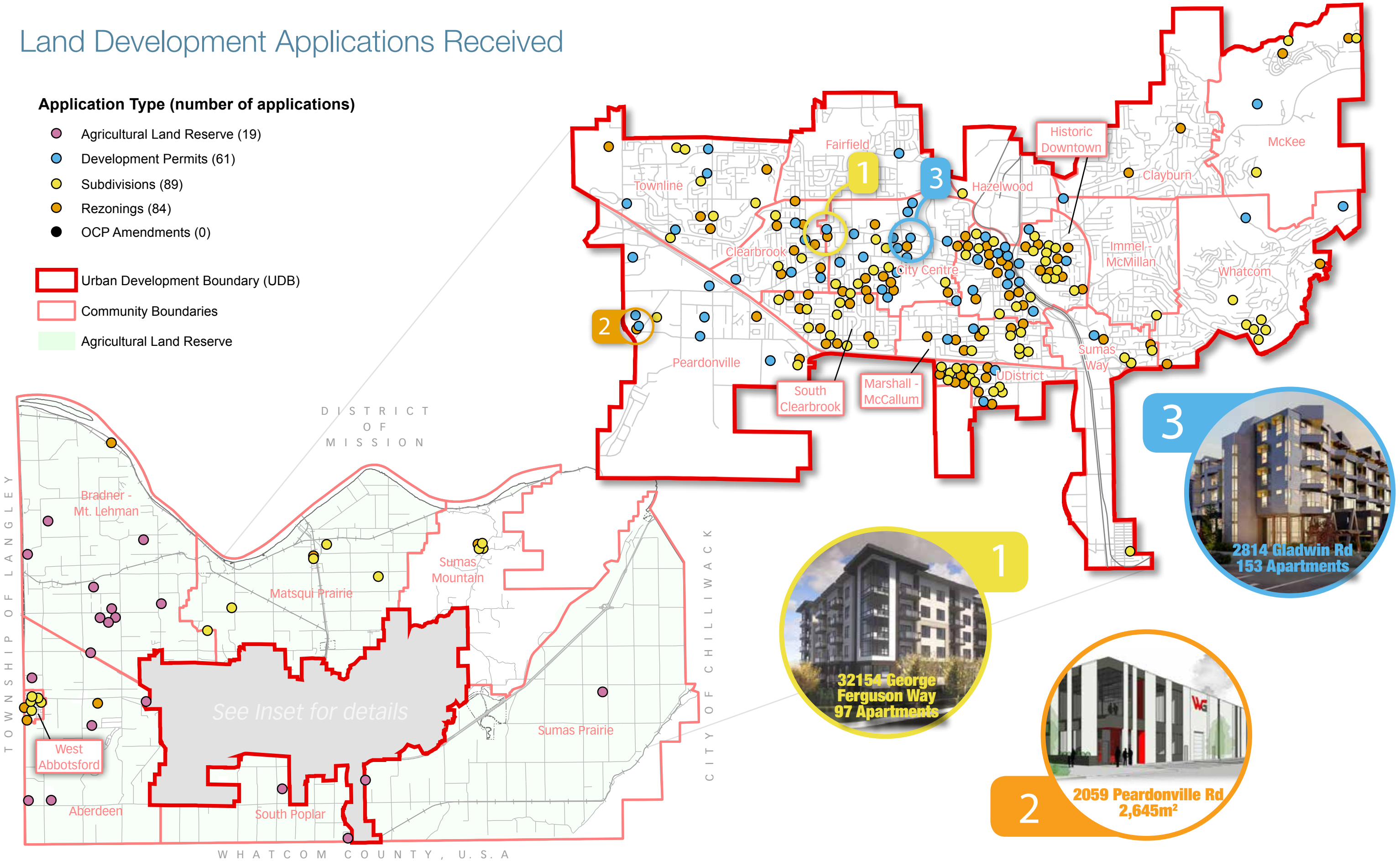


The number of Subdivision and Rezoning applications decrease may be attributed to the pause in infill applications. The OCP Amendment applications continue a downward trend.

Land Development Applications Received

Application Type (number of applications)

- Agricultural Land Reserve (19)
 - Development Permits (61)
 - Subdivisions (89)
 - Rezoning (84)
 - OCP Amendments (0)
- Urban Development Boundary (UDB)
 - Community Boundaries
 - Agricultural Land Reserve





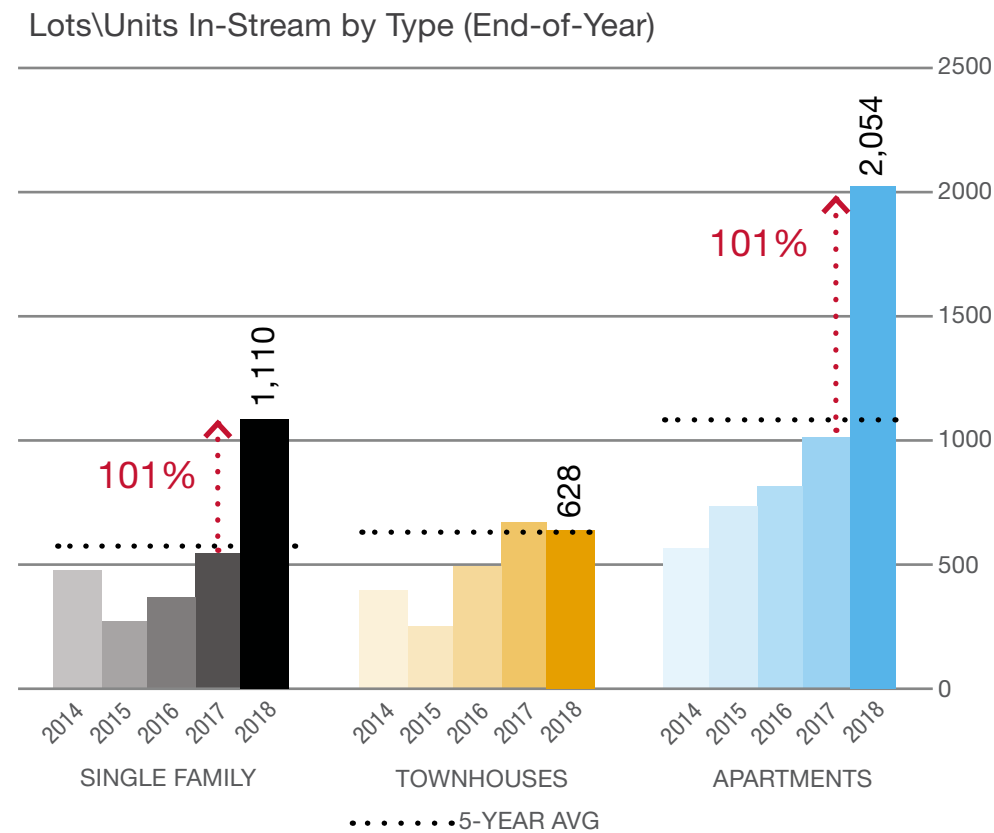
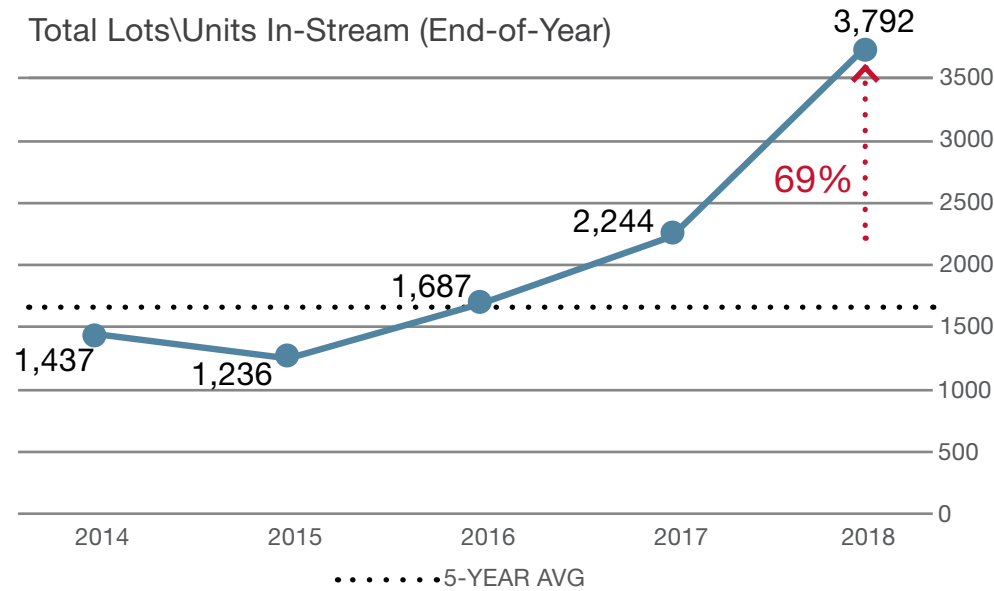
In-Stream Residential Applications

Single Family (lots), Townhouse & Apartment (Units)

The total number of lots/units in-stream at the end of 2018 (3,792) increased by 69% from the same period in 2017 (2,244). The number of apartment units and single family lots in-stream both doubled compared to the same period in 2017.

Total units in-stream continued at a high level due to a consistent stream of multifamily applications.

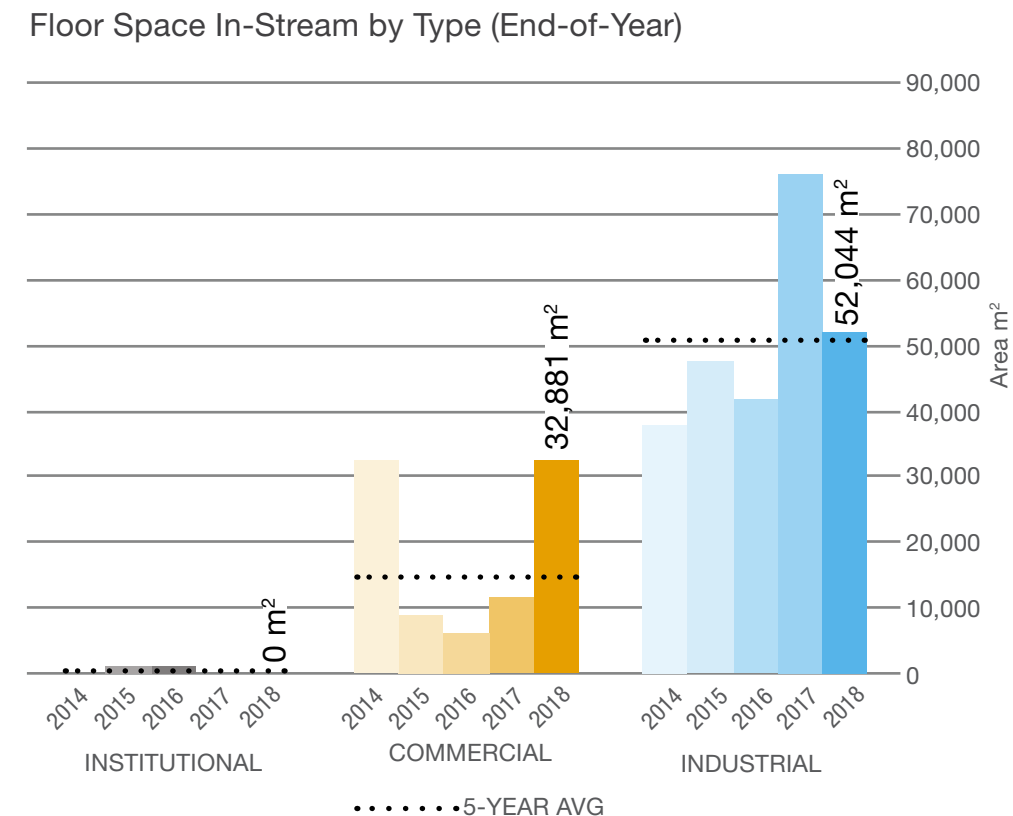
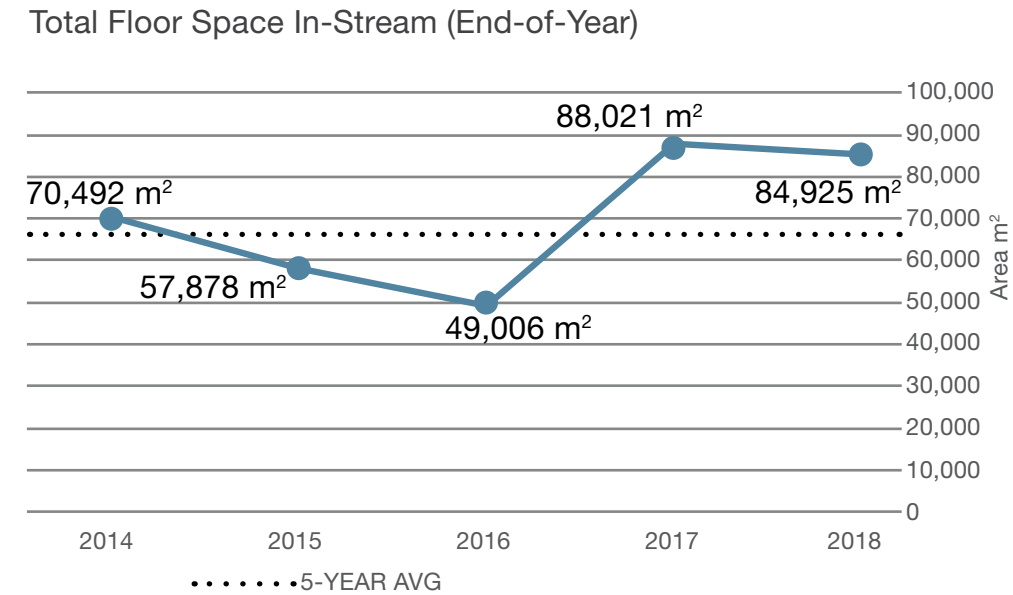
The total number of apartments in-stream at the end of 2018 doubled compared to the same period in 2017.



In-Stream ICI Applications

Institutional, Commercial, & Industrial Floor Space

The total number of new ICI (Industrial, Commercial, and Institutional) floor area in-stream at the end of 2018 (84,925 m²) decreased by 4% compared to the same period in 2017 (88,021 m²).



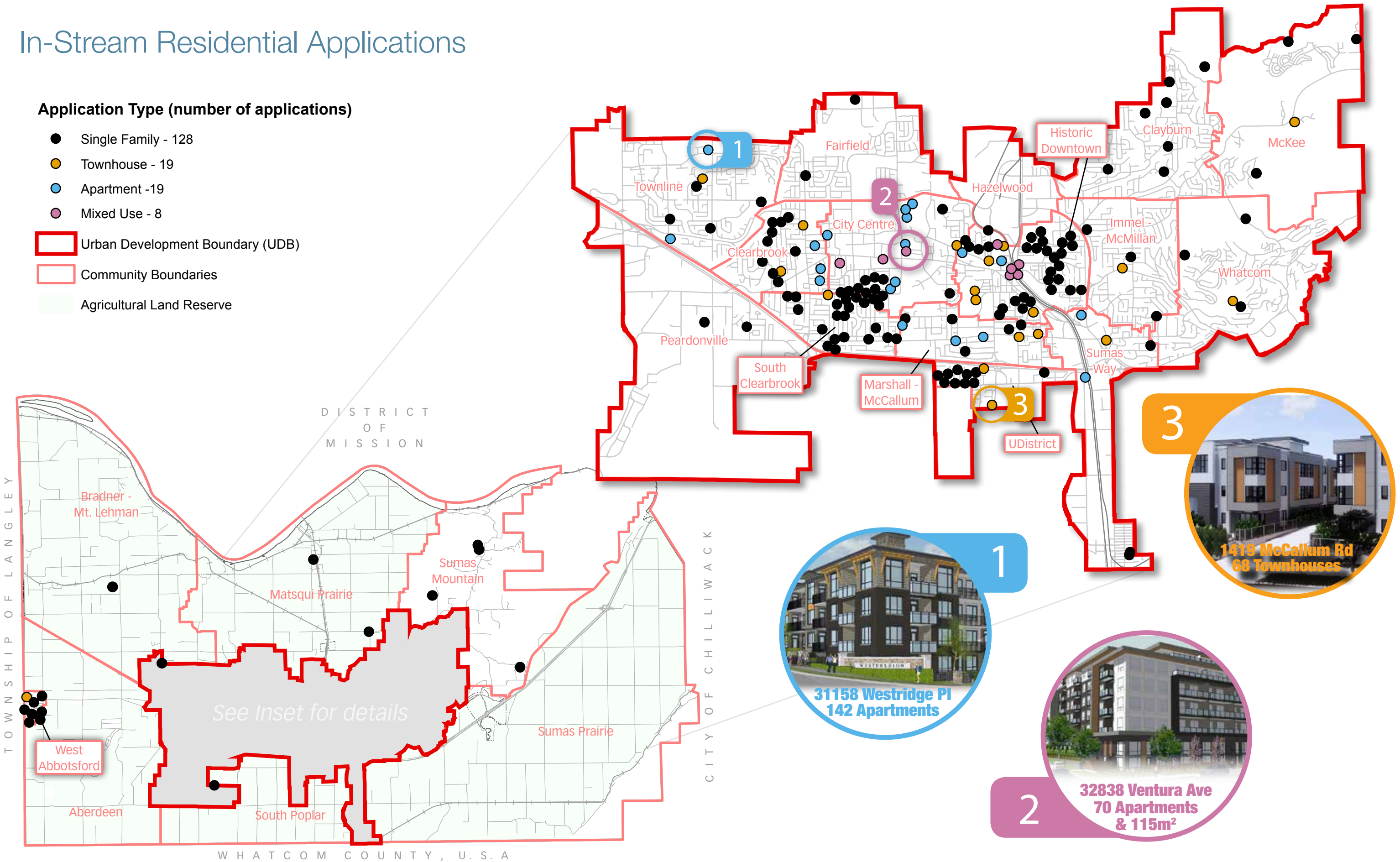
Total in-stream ICI floor area dropped due to the decrease in in-stream Industrial floor area (approved for development pg.17).

In-stream Industrial floor area was down down due to the record amount approved recently.

In-Stream Residential Applications

Application Type (number of applications)

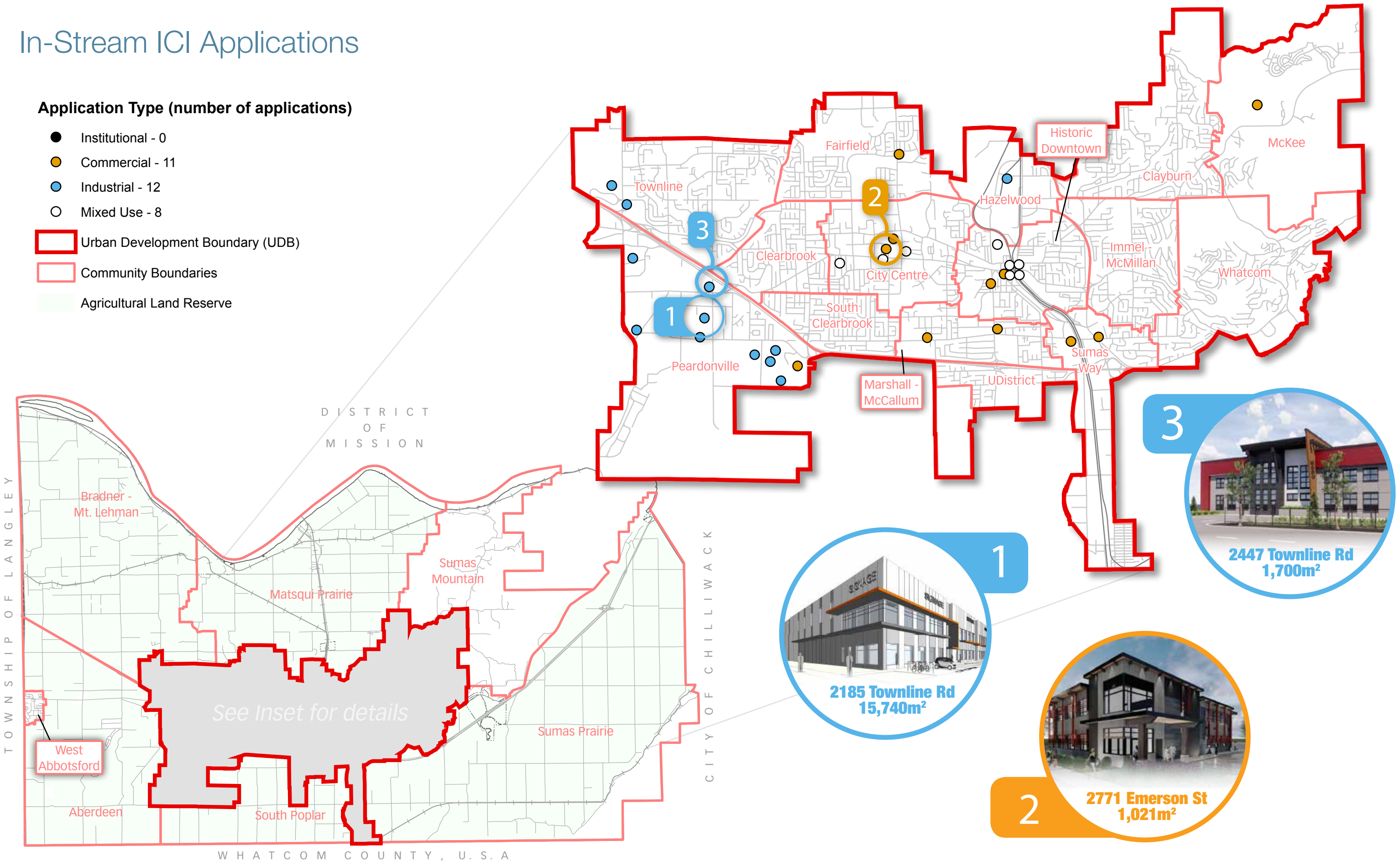
- Single Family - 128
 - Townhouse - 19
 - Apartment - 19
 - Mixed Use - 8
- Urban Development Boundary (UDB)
 Community Boundaries
 Agricultural Land Reserve



In-Stream ICI Applications

Application Type (number of applications)

- Institutional - 0
- Commercial - 11
- Industrial - 12
- Mixed Use - 8
- ▭ Urban Development Boundary (UDB)
- ▭ Community Boundaries
- ▭ Agricultural Land Reserve

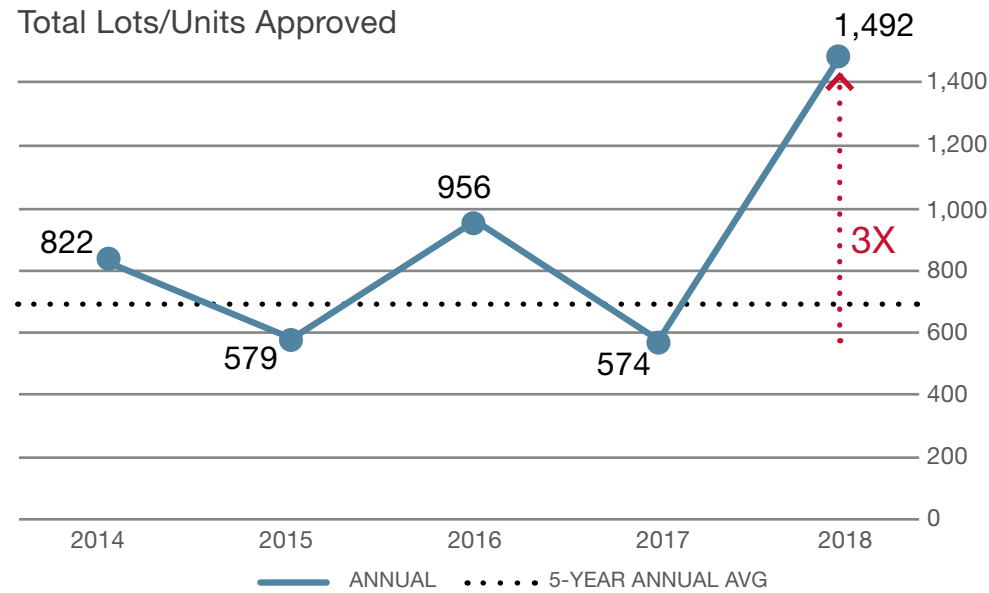




Approval & Issuance

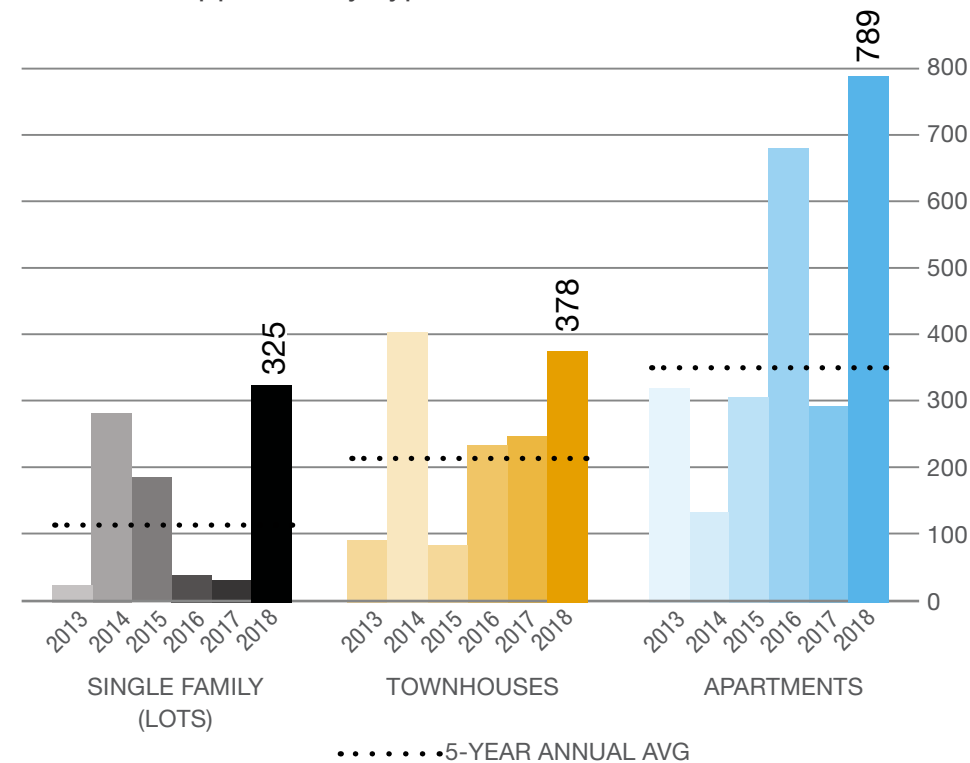
Number of Residential Lots/Units Approved

The total number of units approved in 2018 (1,492) nearly tripled the number for 2017 (574) and doubled the 5-year average (674).



2018 approved residential development applications was a record year (1,492 lots/units) exceeding the record set in 2008 (1,327 approved lots/units).

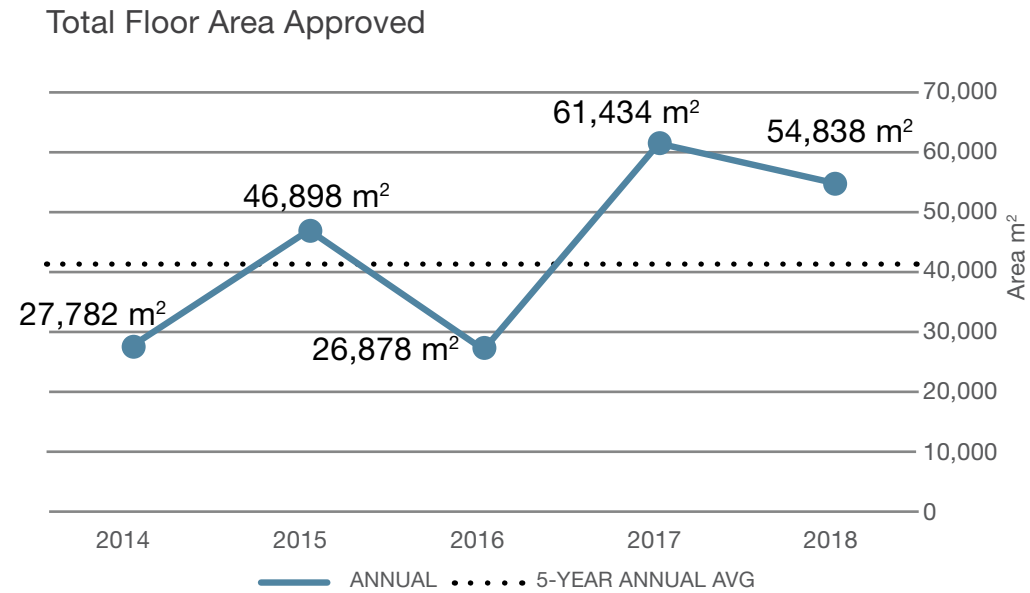
Lots/Units Approved by Type



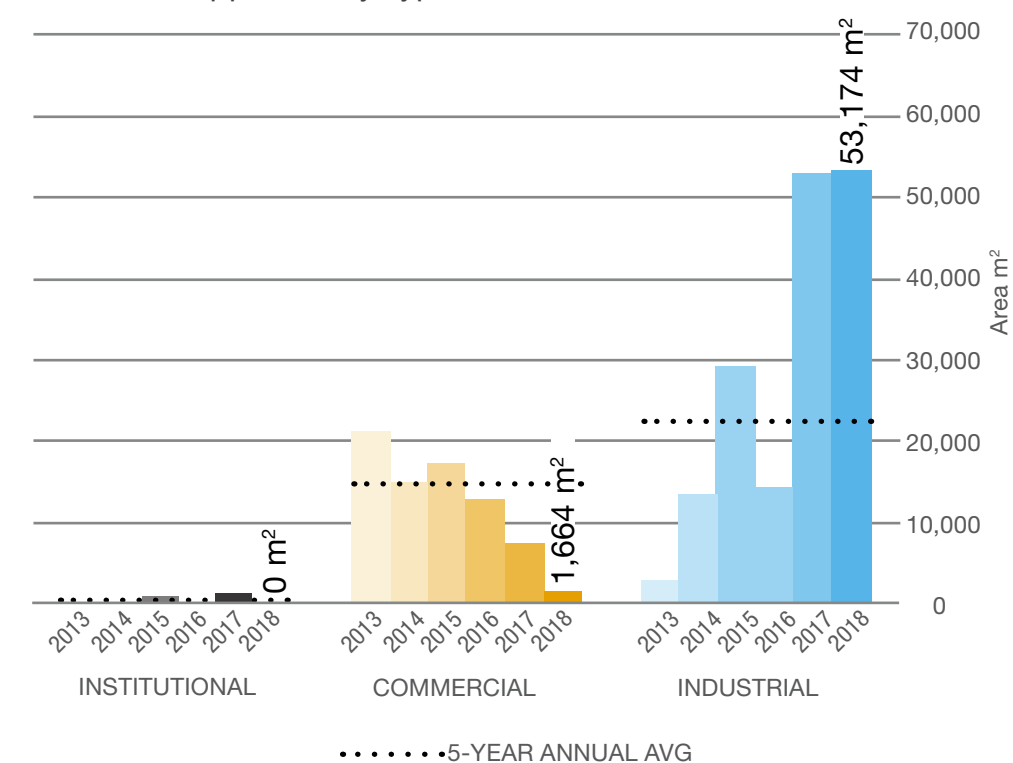
Approval & Issuance

New ICI Floor Area Approved

The total number of new ICI (Industrial, Commercial, and Institutional) floor area approved in 2018 (54,838 m²) increased 36% over the 5-year annual average (40,253 m²) and decreased slightly compared to the total for 2017 (61,434 m²).



Floor Area Approved by Type



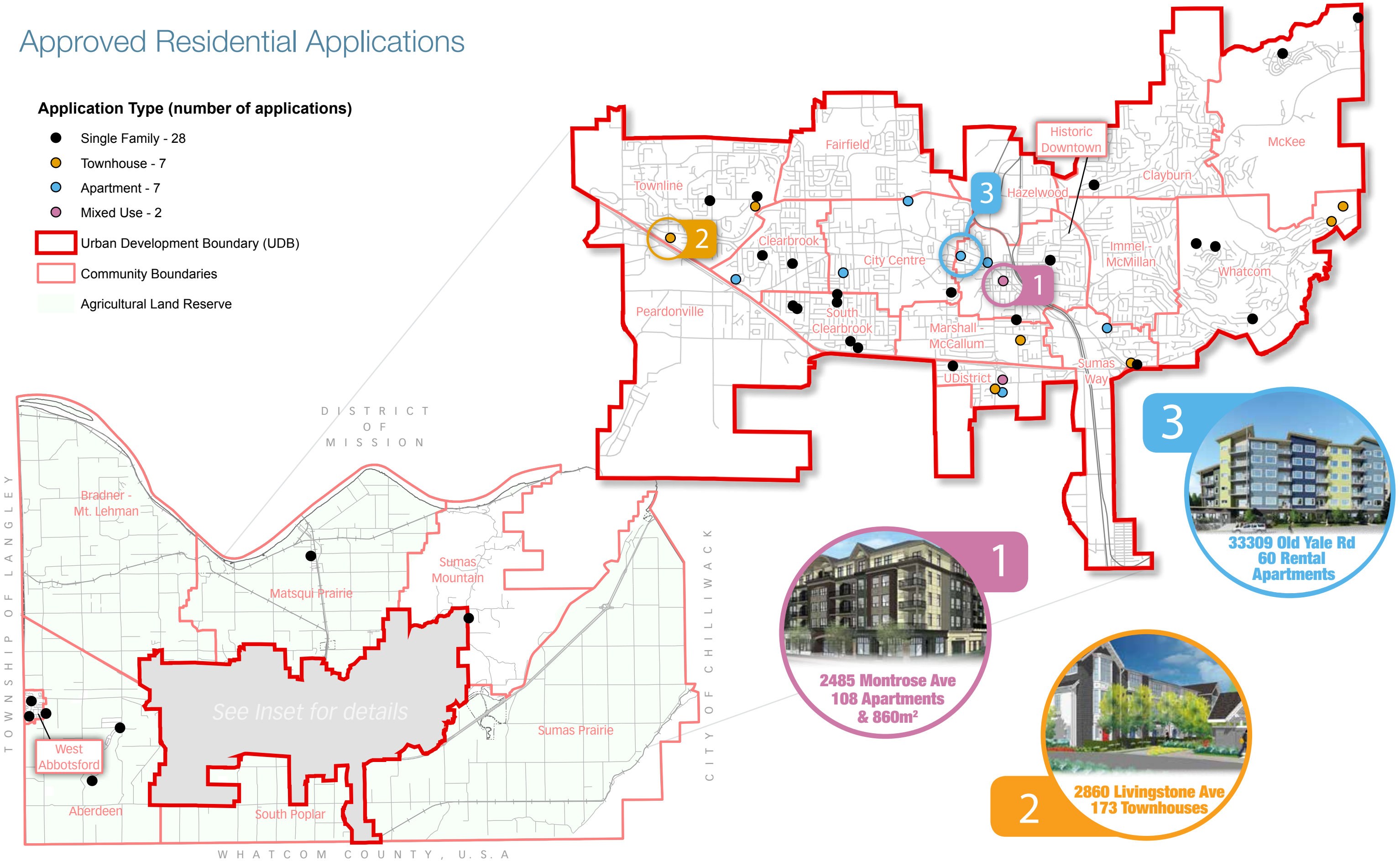
53,174m² of Industrial floor area was approved in 2018, twice the 5-year average (22,447m²).

Mayne Coatings, the largest Industrial project by floor area on record (34,868 m²), was approved at the beginning of 2018.

Approved Residential Applications

Application Type (number of applications)

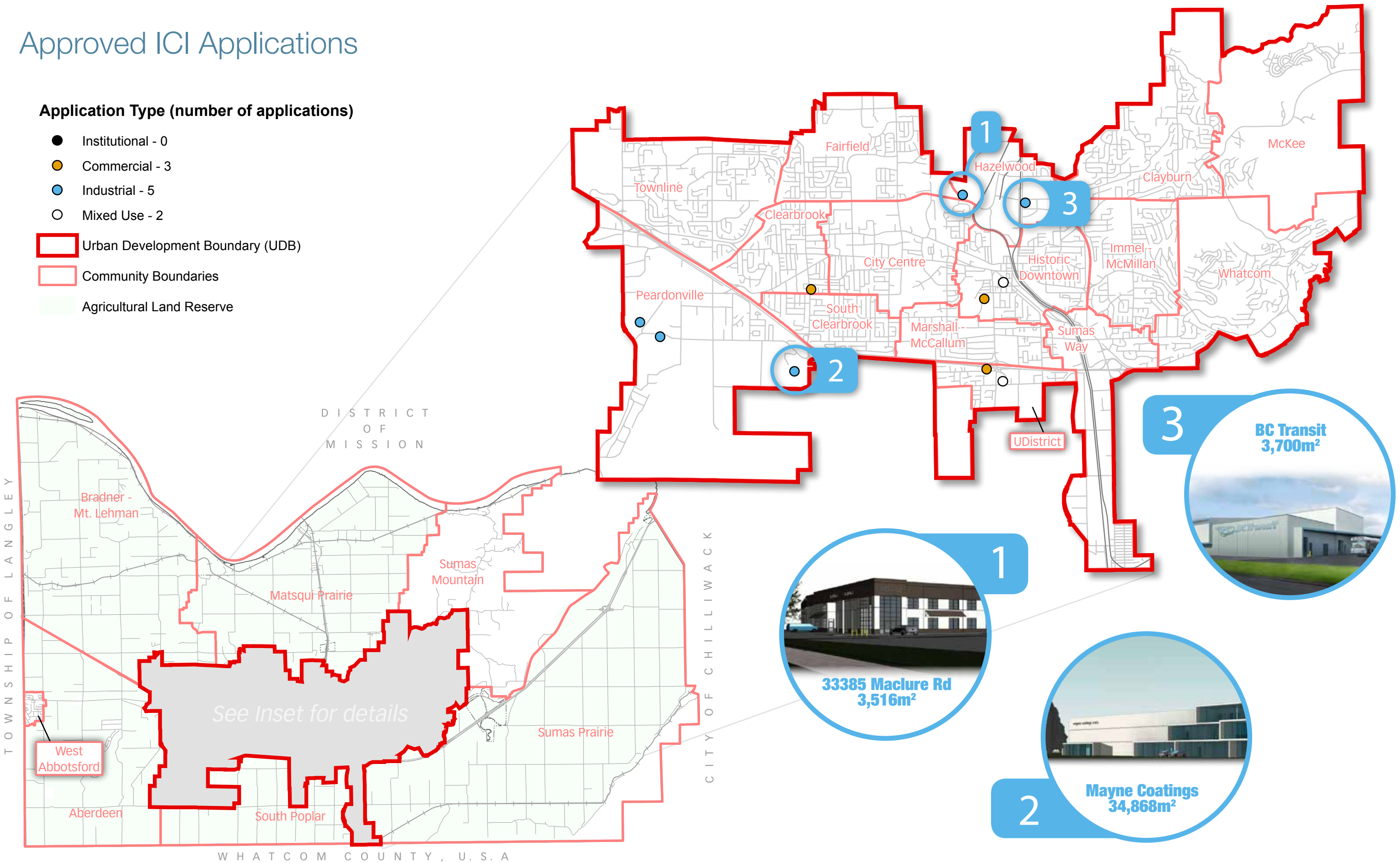
- Single Family - 28
 - Townhouse - 7
 - Apartment - 7
 - Mixed Use - 2
- Urban Development Boundary (UDB)
 Community Boundaries
 Agricultural Land Reserve



Approved ICI Applications

Application Type (number of applications)

- Institutional - 0
 - Commercial - 3
 - Industrial - 5
 - Mixed Use - 2
- ▭ Urban Development Boundary (UDB)
 - ▭ Community Boundaries
 - ▭ Agricultural Land Reserve



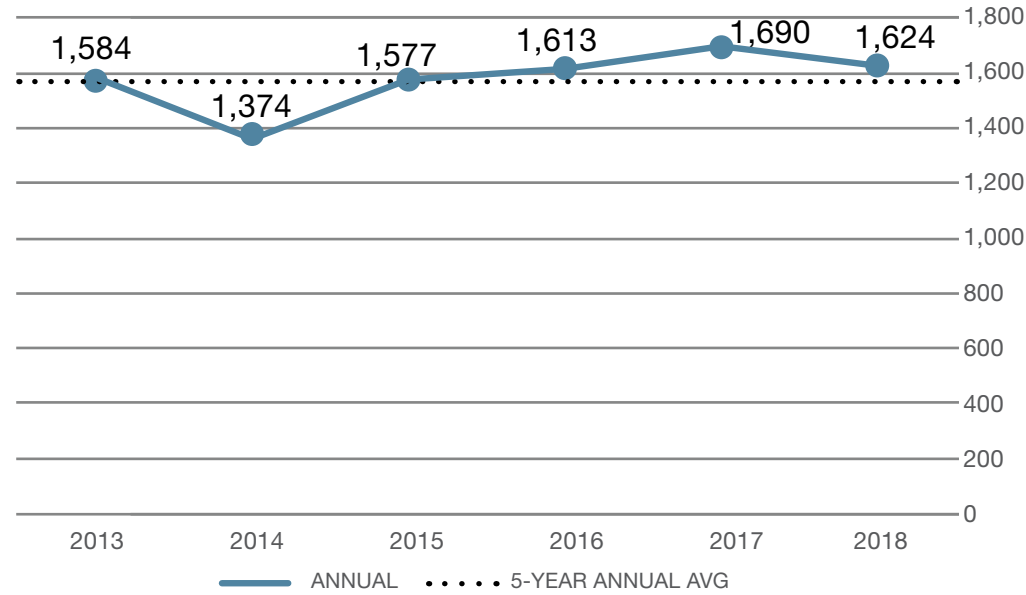


Construction

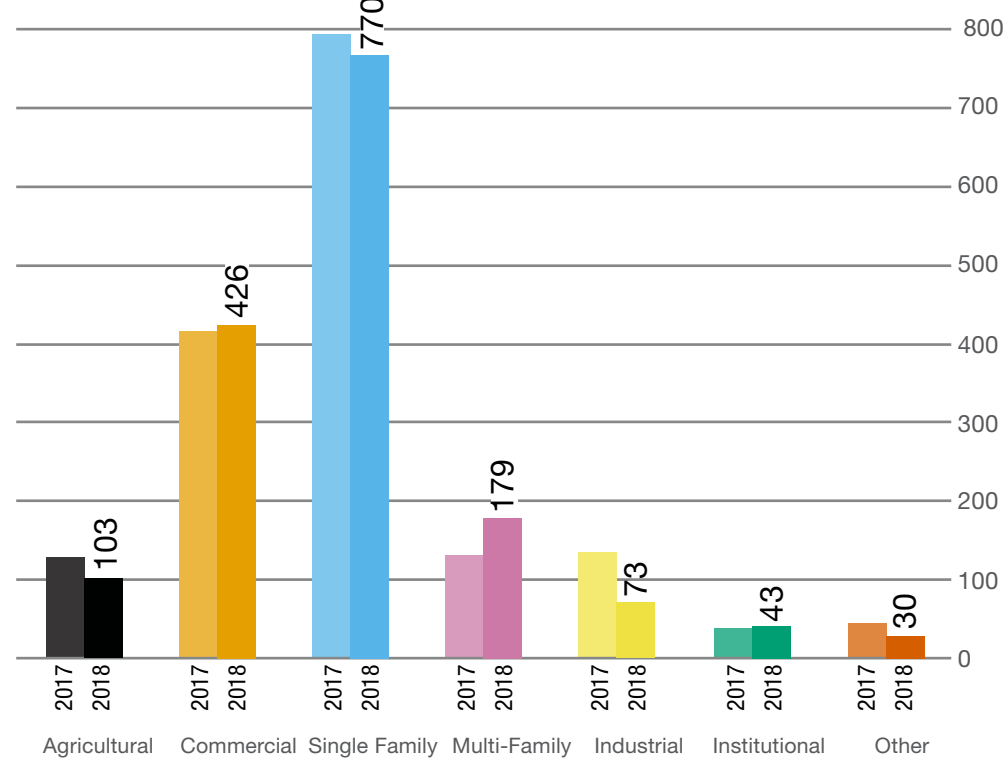
Building Permits (Number)

The number of building permits received in 2018 is comparable to the previous two years.

Total Building Permits



Total Number of Building Permits by Type

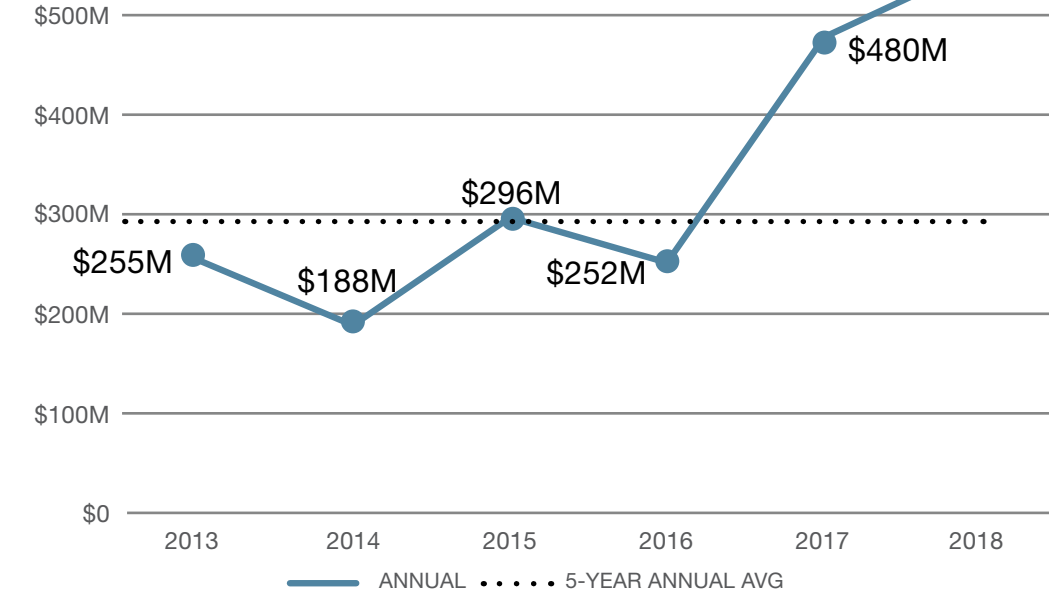


The number of commercial, institutional, and multifamily building permits increased in 2018 compared to 2017.

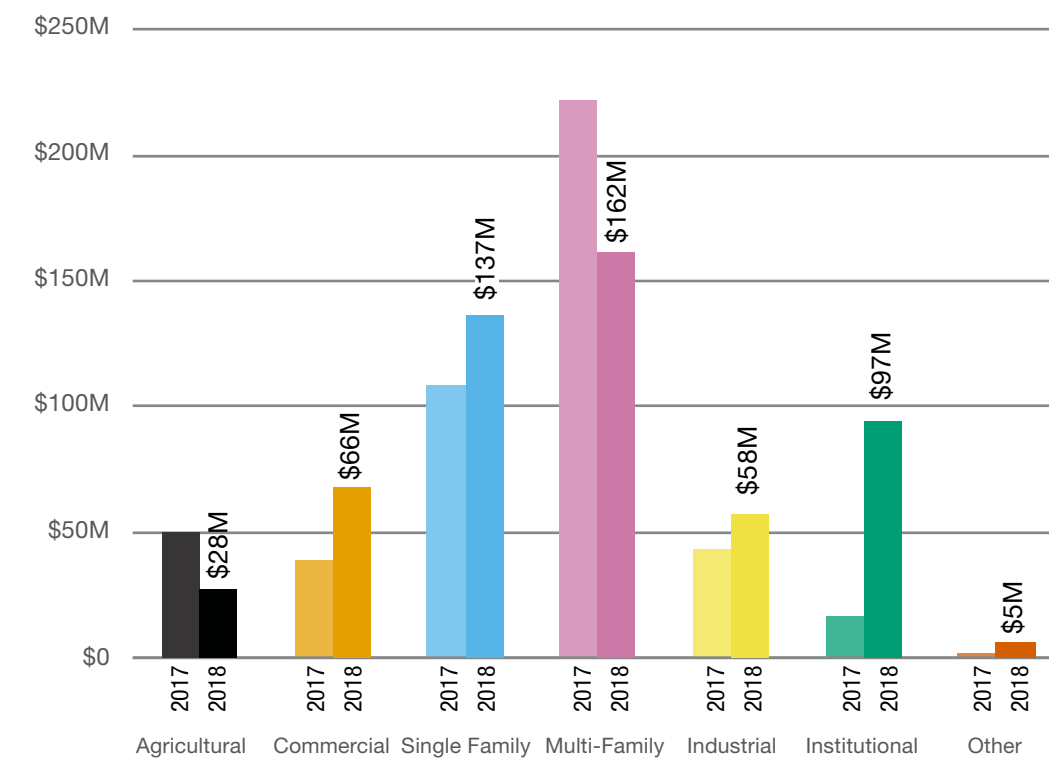
Building Permits (Value)

The value of building permits for 2018 has followed the same pattern as 2017. 2018 was the first year on record that the building permits total construction value had exceeded \$500 million.

Total Value of Building Permits



Total Construction Value of Building Permits by Type



The value of single family residential building permits has increased by 26% (+\$28 million) for 2018 compared to 2017.

The value of commercial building permits has increased by 77% (+\$30 million) for 2018 compared to 2017.

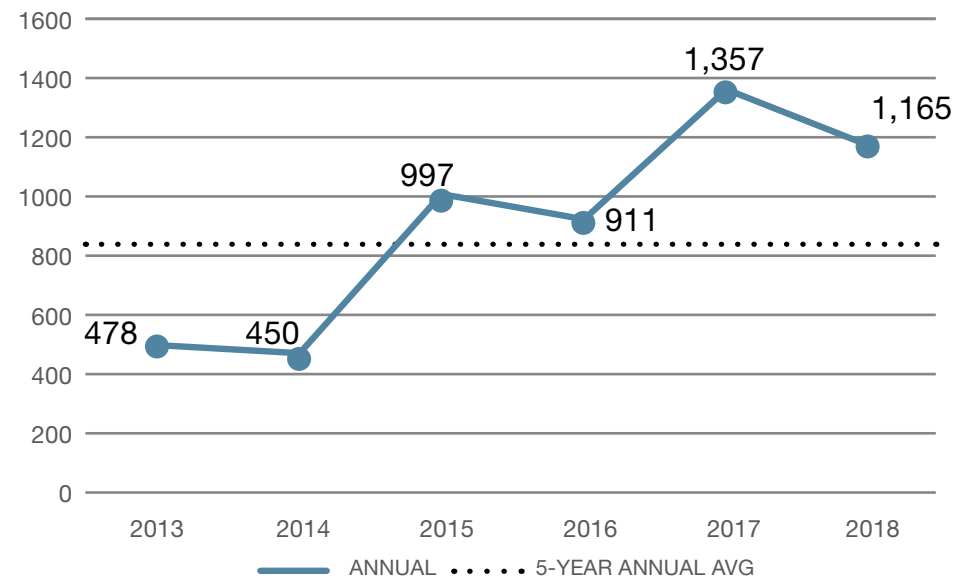
The jump in the value of institutional building permits can be attributed to the new courthouse. The new courthouse's building permit was issued at the beginning of July for \$87 million.



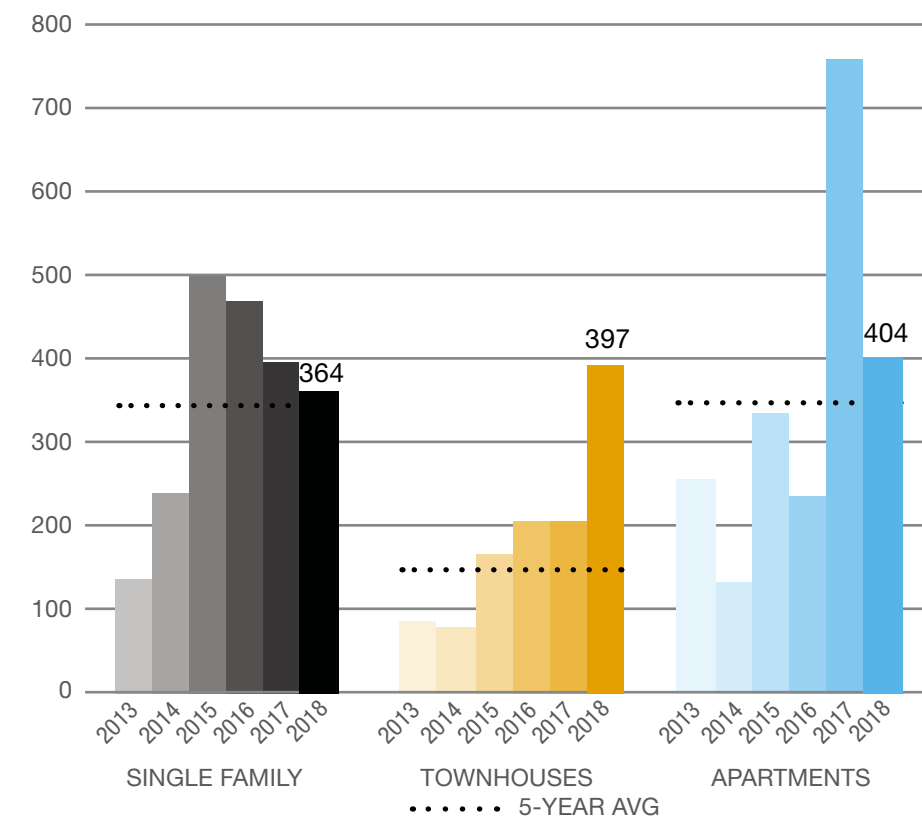
Construction

Single Family, Townhouse & Apartment Units (New Construction & Improvements)

Total Number of New Units



New Units by Type



Despite a small dip in 2018, the number of total units from issued building permits is trending upward year over year.

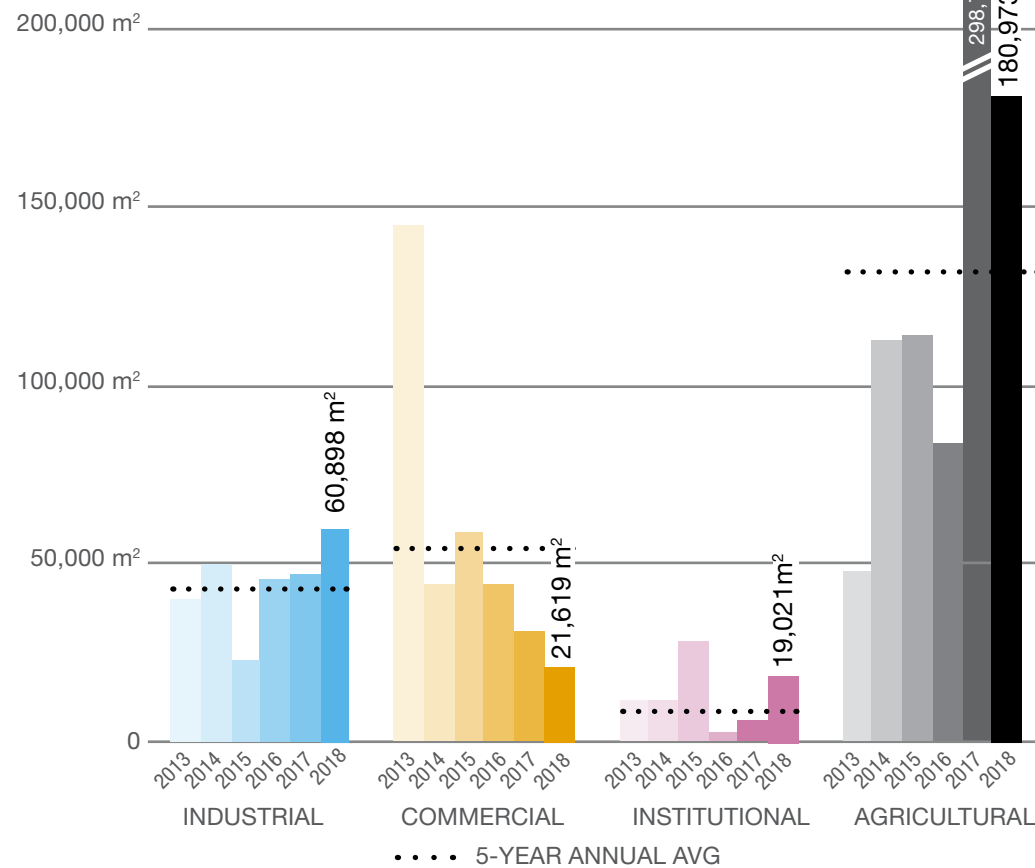
The number of new townhouses from issued building permits in 2018, increased significantly compared to previous years.

The spike in number of new apartments in 2017 can be attributed to the timing of issuance. For the same period in 2018, the number of new apartments continues the upward trend in number of new units each year.

Construction

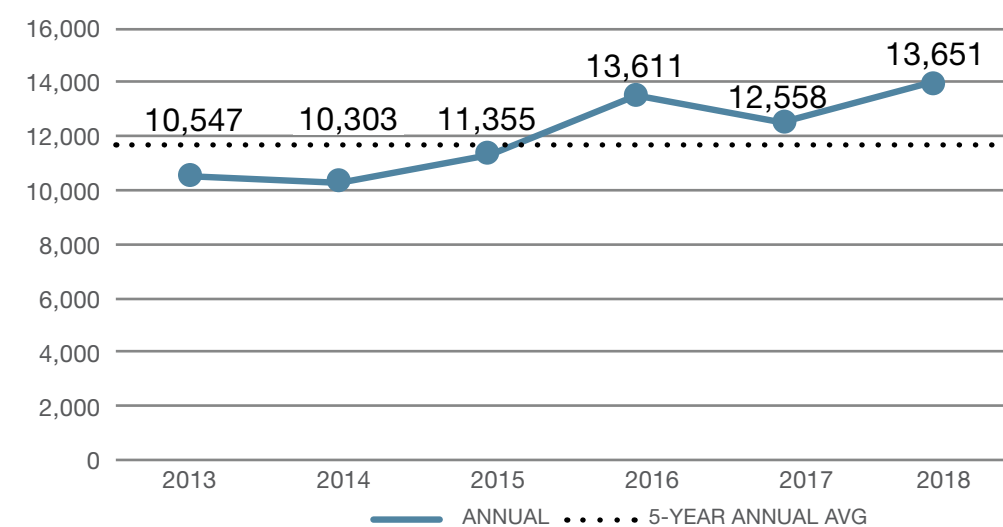
Institutional, Commercial, Industrial & Agricultural Floor Area (New Construction & Improvements)

New Floor Area by Type



Building Inspections

Total Number of Building Inspections



Agricultural Floor area continued the upward trend over the last few years despite the significant decrease compared to the same period last year.

The high volume of Industrial development permits approved in 2017 started to receive building permits in 2018.

The new courthouse accounts for the increase in Institutional floor space.

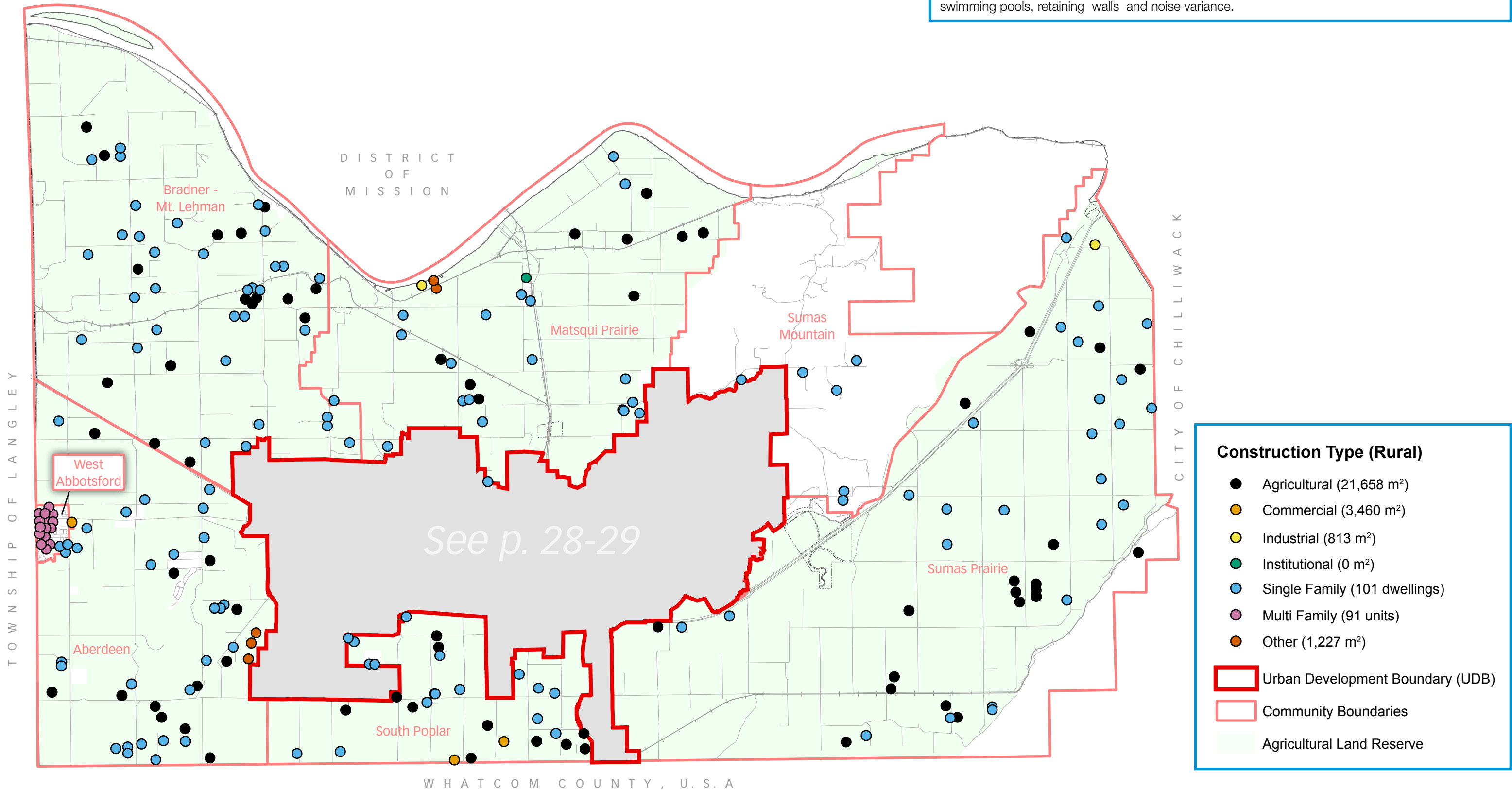
The number of building inspections is up for 2018 compared to 2017.

Issued Building Permits

New Construction & Improvements 2018

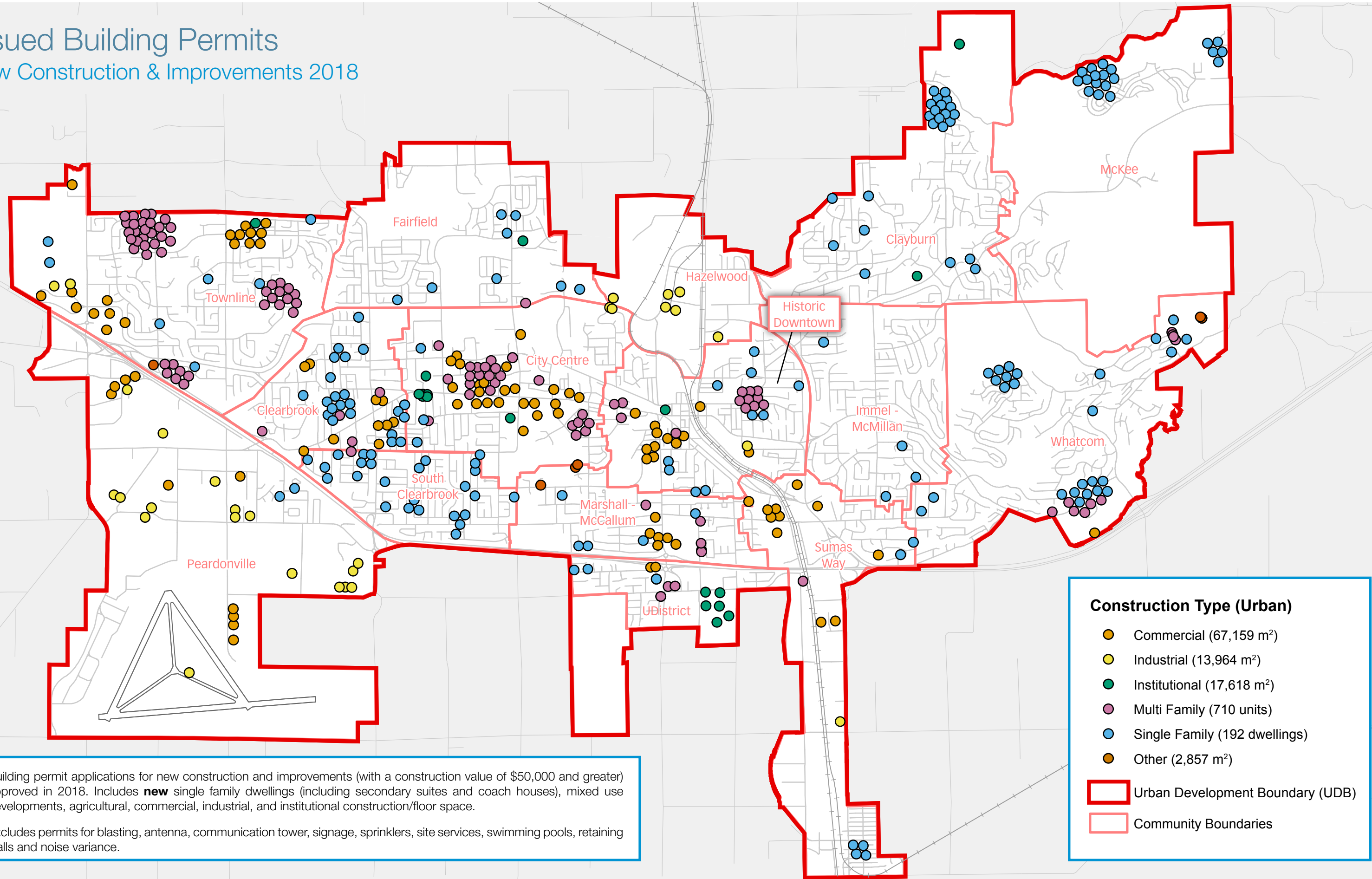
Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2018. Includes **new** single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional construction/floor space.

Excludes permits for blasting, antenna, communication tower, signage, sprinklers, site services, swimming pools, retaining walls and noise variance.



Issued Building Permits

New Construction & Improvements 2018





PLAN 200K is a city initiative to help bring

to life Abbotsford's new Official Community Plan as the city grows towards 200,000 residents.

<http://www.abbotsford.ca/plan200K>



AgRefresh

is a comprehensive planning process, to review agricultural policies, bylaws, and regulations, and to establish a framework for ongoing bylaw compliance for land within the Agricultural Land Reserve (ALR).



Infill Study

is a study to clarify the City's objectives and intent for the Urban 3 - Infill land use designation in the Official Community Plan.

2018 Current Initiatives

JAN FEB MAR

AgRefresh

JANUARY - MARCH 2018

Analyzed the Stage 3 Winter 2017-18 engagement results and prepared an Engagement Results Report. The summary was presented to Committee of the Whole on February 26 and to ADDIAC on March 14.

UDistrict Neighbourhood Plan

FEBRUARY 6, 2018

Stage 3 - Staff presented the draft plan to the public at Open Houses on campus at UFV and at Abbotsford Centre.

City Centre Neighbourhood Plan

FEBRUARY 2018

Stage 3 - a Popup Shop was opened at the Sevenoaks Shopping Centre for a month where the concept was in full display along with themed questionnaires.

Infill Study

FEBRUARY 19, 2018

Stage 1 - Staff presented the Stage 1 summary package to Council and received direction to proceed with the Urban Infill Study.

City Centre Neighbourhood Plan

March 12, 2018

Stage 3 - report on the Popup Shop engagement presented to Council.

Historic Downtown Neighbourhood Plan

March 29, 2018

Stage 3 - presentation to Abbotsford Downtown Business Association (ADBA).

APR MAY JUN

Infill Study

APRIL - MAY 2018

Stage 2 - 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.

AgRefresh

APRIL 23, 2018

In consideration of the 2018 Provincial initiative to 'revitalize the ALR and ALC', the City paused AgRefresh to allow coordination of the City's work with resulting legislative and/or regulatory changes expected in early 2019.

UDistrict Neighbourhood Plan

May 28, 2018

Stage 4 - UDistrict Neighbourhood Plan adopted by Council.

Infill Study

JUNE 18, 2018

A summary of community input was presented to Council. Stage 3 launched at the end of Q2. For more details, see abbotsford.ca/urban3infill

JUL AUG SEP

City Centre Neighbourhood Plan

SEPTEMBER 17, 2018

Stage 3 - the draft plan was presented to Council and staff received direction to proceed with Stage 4 and prepare a bylaw.

Historic Downtown Neighbourhood Plan

SEPTEMBER 17, 2018

Stage 3 - the draft plan was presented to Council and staff received direction to proceed with Stage 4 and prepare a bylaw.

AgRefresh

JULY - SEPTEMBER 2018

AgRefresh remained 'on pause' pending the on-going Provincial ALR/ALC revitalization initiative. Background work continued in anticipation of Provincial ALR/ALC review outcomes and to prepare components not expected to be impacted by the review.

Infill Study

JULY - SEPTEMBER, 2018

Staff prepared early draft infill policies, regulations and guidelines and presented to Council at the end of July 2018. Council directed staff to continue to research, prepare and test the draft materials.

OCT NOV DEC

AgRefresh

OCTOBER - DECEMBER 2018

AgRefresh remained 'on pause' pending the on-going Provincial ALR/ALC review. Background work continued including analysis of the implications of Provincial Bill-52 (passed in November).

City Centre Neighbourhood Plan

OCTOBER - DECEMBER 2018

Stage 4 - staff completed final review of the draft plan, which included public open houses at the Matsqui Centennial Auditorium and the Khalsa Diwan temple.

Historic Downtown Neighbourhood Plan

OCTOBER - DECEMBER 2018

Stage 4 - staff completed final review of the draft plan, which included a public popup storefront display in Historic Downtown during the Winter Jubilee weekend.

Infill Study

OCTOBER - DECEMBER, 2018

Q4 consisted of ongoing technical work including research, architectural and market testing, and refining of infill policies and regulations. Industry feedback was collected through a workshop and ongoing dialogue with the Canadian Home Builders' Association.



UDistrict Neighbourhood Plan will provide a unique opportunity for the City and the University of the Fraser Valley to work together for a future vision.



Historic Downtown Neighbourhood Plan will renew the vision of the neighbourhood and will provide an opportunity to celebrate the area's heritage and enhance the vibrant community that is there today.



City Centre Neighbourhood Plan will develop a new vision for a more populated, attractive, and walkable neighbourhood at the heart of our urban area.

Q2

Q3

Q4



City of Abbotsford
32315 South Fraser Way
Abbotsford, BC V2T 1W7
604-853-2281
www.abbotsford.ca