



2020

MID-YEAR REPORT

Planning & Development Services



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Cover image of approved residential development on Gladwin Street at Horn Creek Park.
 Image by: Naturbana Properties
 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



Residential development at Horn Creek, 2020

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

Introduction

The 2020 Planning and Development Services (PDS) Mid-Year Report summarizes the first two quarters of the year, a snapshot of how we've progressed over the past six months. The document outlines progress and accomplishments regarding development activity, development trends and departmental initiatives.

Application Process



2020 Halfway Highlights



177 Development Inquiry Meetings in the first half of the year.



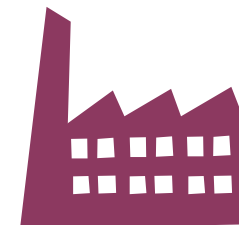
19 new residential lots approved and building permits issued for 195 single family units.



41 townhouse units approved and building permits issued for 44 units.



73 apartment units approved.



Development permits issued for 78,871 ft² (7,330 m²) of industrial floor space.



Total Building Permit Value: \$142 million

The 2020 PDS Mid-Year 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

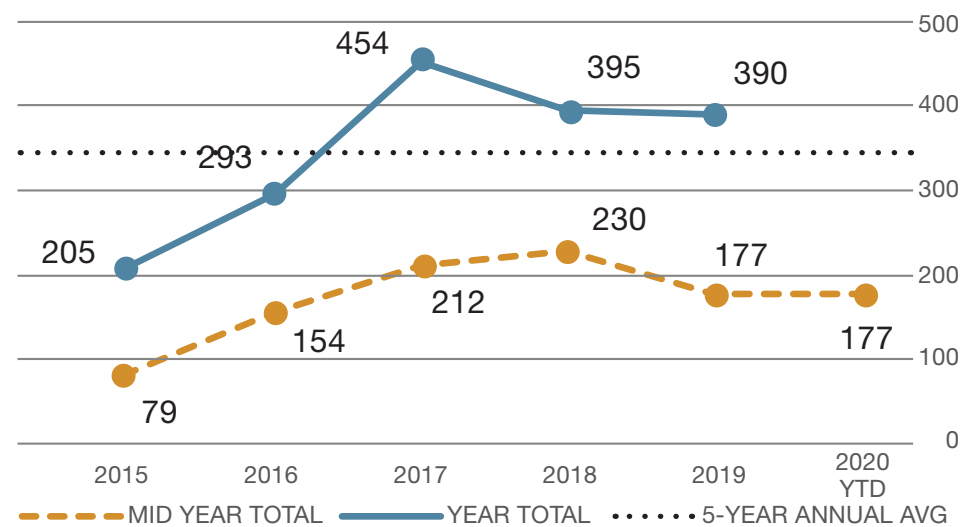


Inquiry, Submission & Review

Development Inquiry Meetings

Directly on pace with the same period in 2019, staff coordinated 177 DIMs through the first two quarters of 2020.

Total Number of DIMs



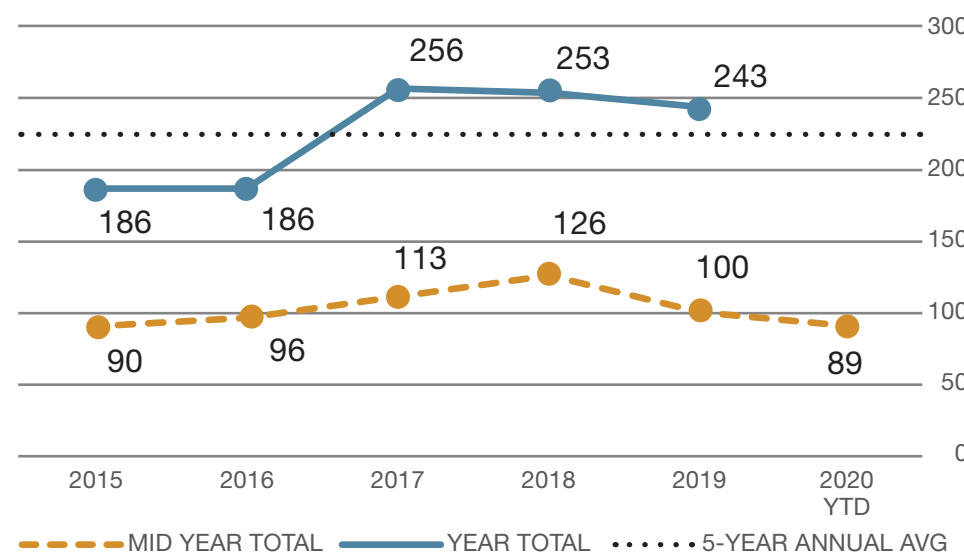
Development Inquiry Meetings (DIM) are intended to provide preliminary comments to land owners and developers considering development in respect to the Official Community Plan, Development Permit Areas/Guidelines, zoning, and anticipated off-site upgrades.

In alignment with provincial COVID-19 protocols, more than 70 DIMs were coordinated through web conferencing or conference calls since March 18, 2020.

Land Development Applications Received

The total number of land development applications received in the first half of 2020 (89) diminished 11% compared to the same period in 2019 (100).

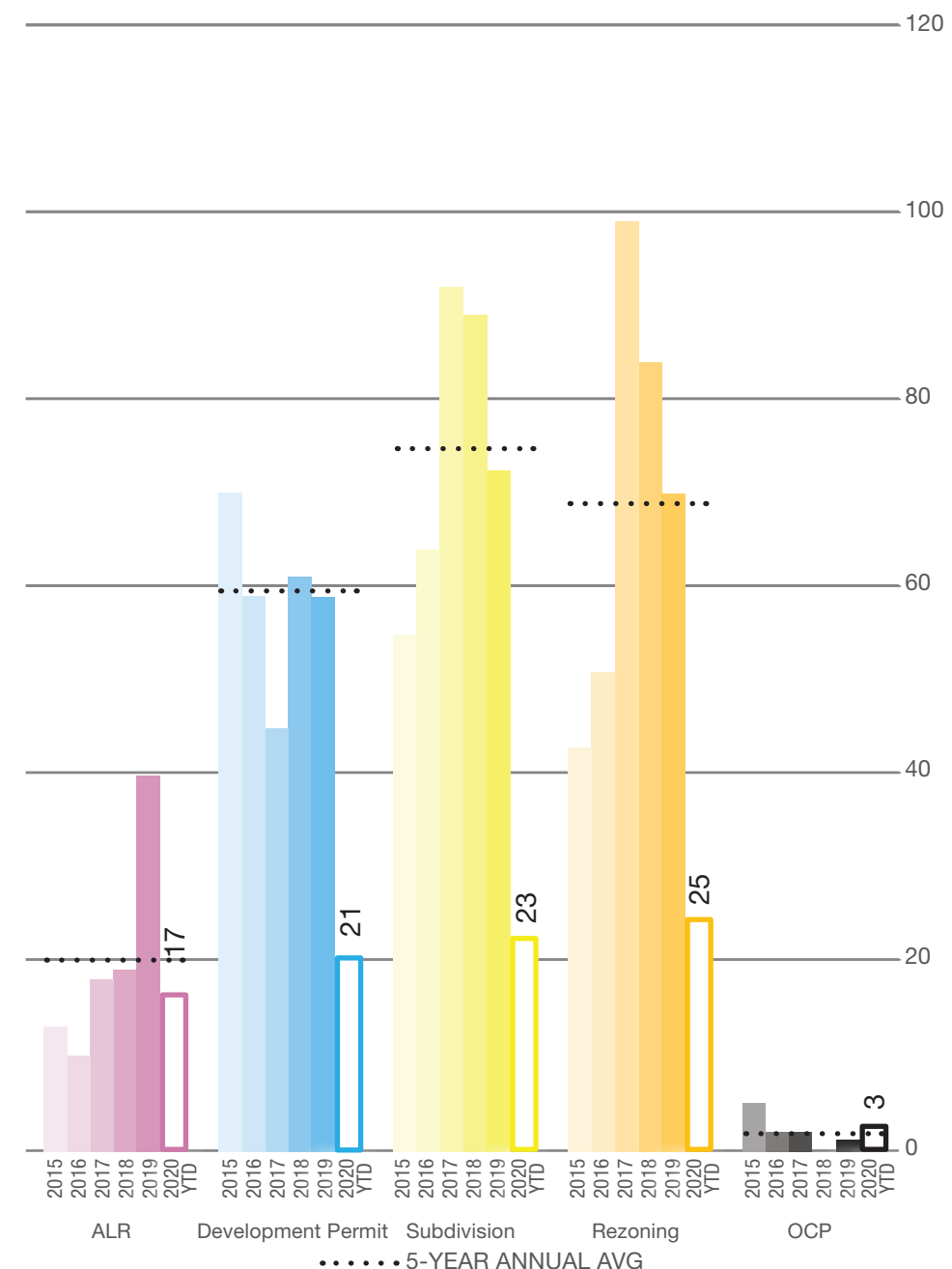
Total Land Applications Received



Land Development Applications Received

Rezoning (25) and Subdivision applications (23) received in the first half of 2020 increased slightly compared to 2019. Development Permits (21) and Agricultural Land Reserve applications (17) received by mid-year have declined by 36% and 37%, respectively.

Number of Applications Received



Agricultural Land Reserve applications received to date in 2020 have already met the annual 5-year average, continuing an upward trend attributed mainly to new provincial regulations.

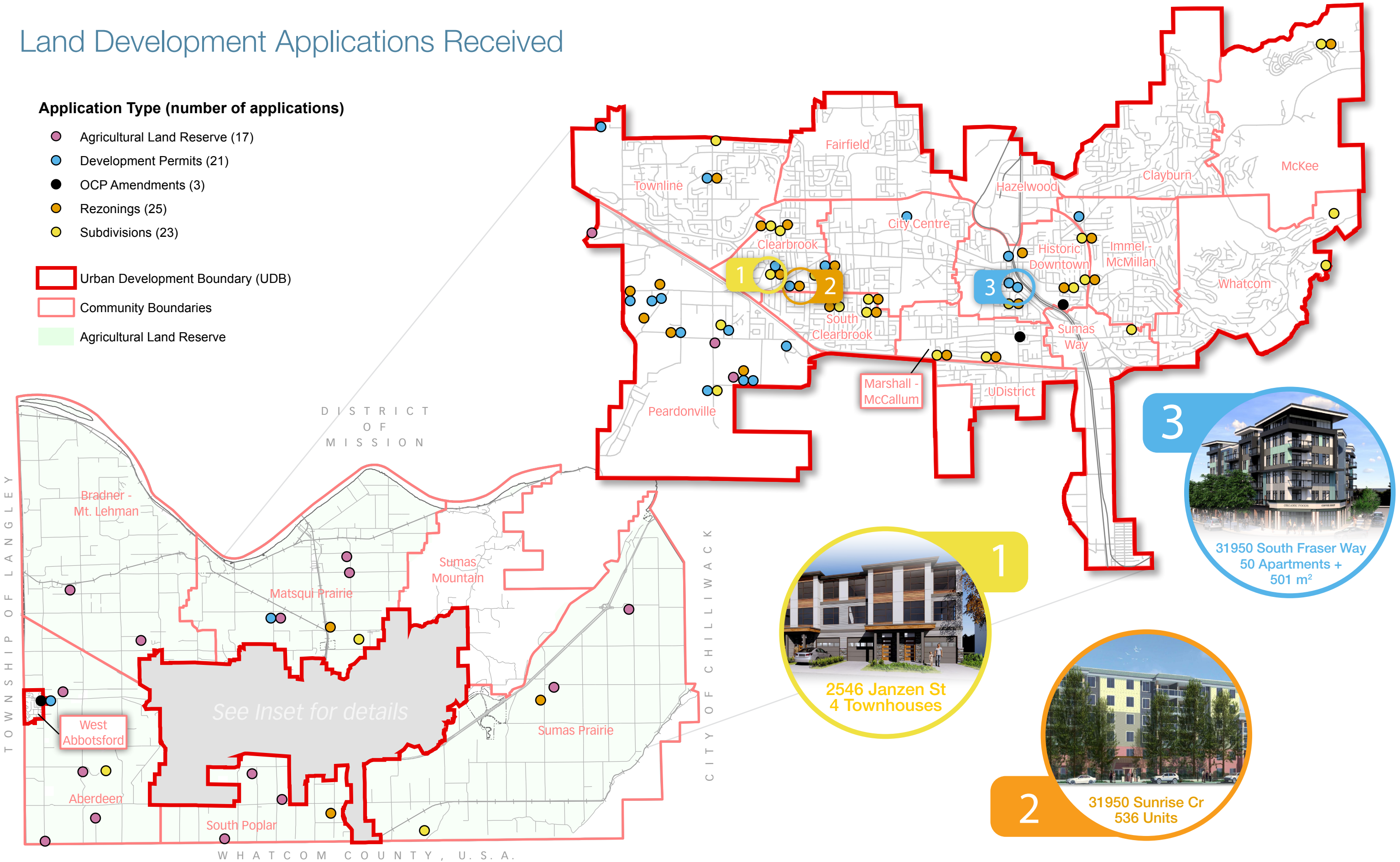
The number of Subdivision, Rezoning and Development Permit applications may pick up heading into 2021 as British Columbia continues to reopen sectors in accordance to the BC COVID-19 Restart Plan.

Land Development Applications Received

Application Type (number of applications)

- Agricultural Land Reserve (17)
- Development Permits (21)
- OCP Amendments (3)
- Rezoning (25)
- Subdivisions (23)

- Urban Development Boundary (UDB)
- Community Boundaries
- Agricultural Land Reserve

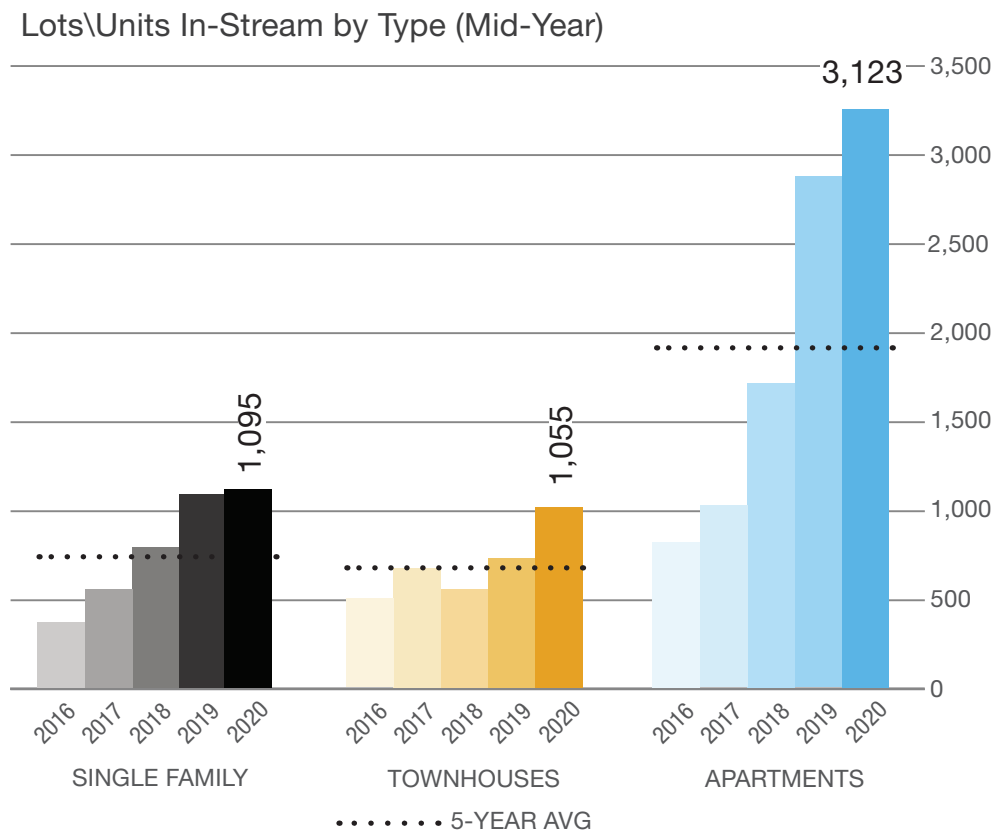
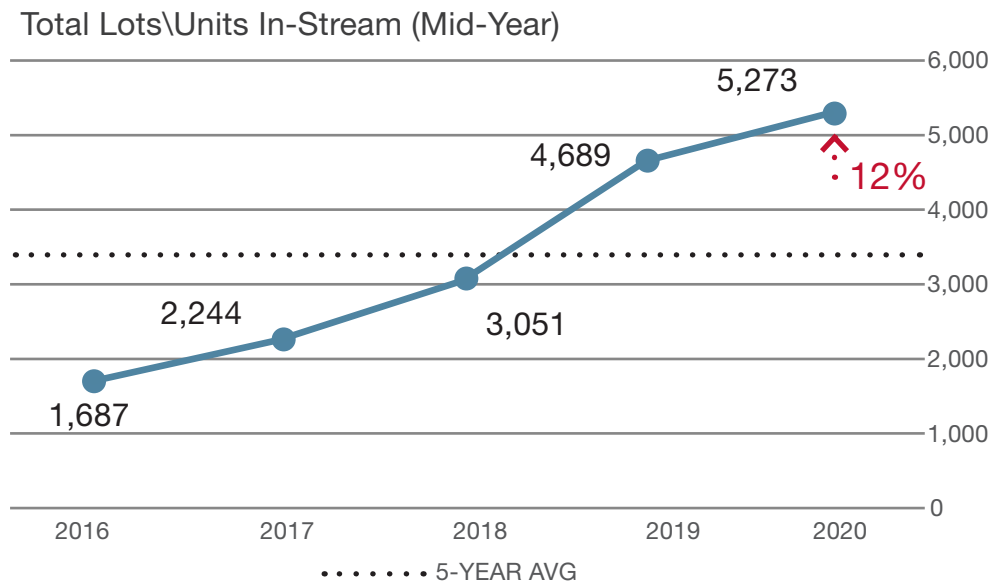




In-Stream Residential Applications

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

The total number of lots/units in-stream in first half of 2020 (5,273) increased by 15% from the same period in 2019 (4,689). The number of apartment units in-stream set a consecutive record high at 3,265.



In-stream applications refer to applications currently under staff review.

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

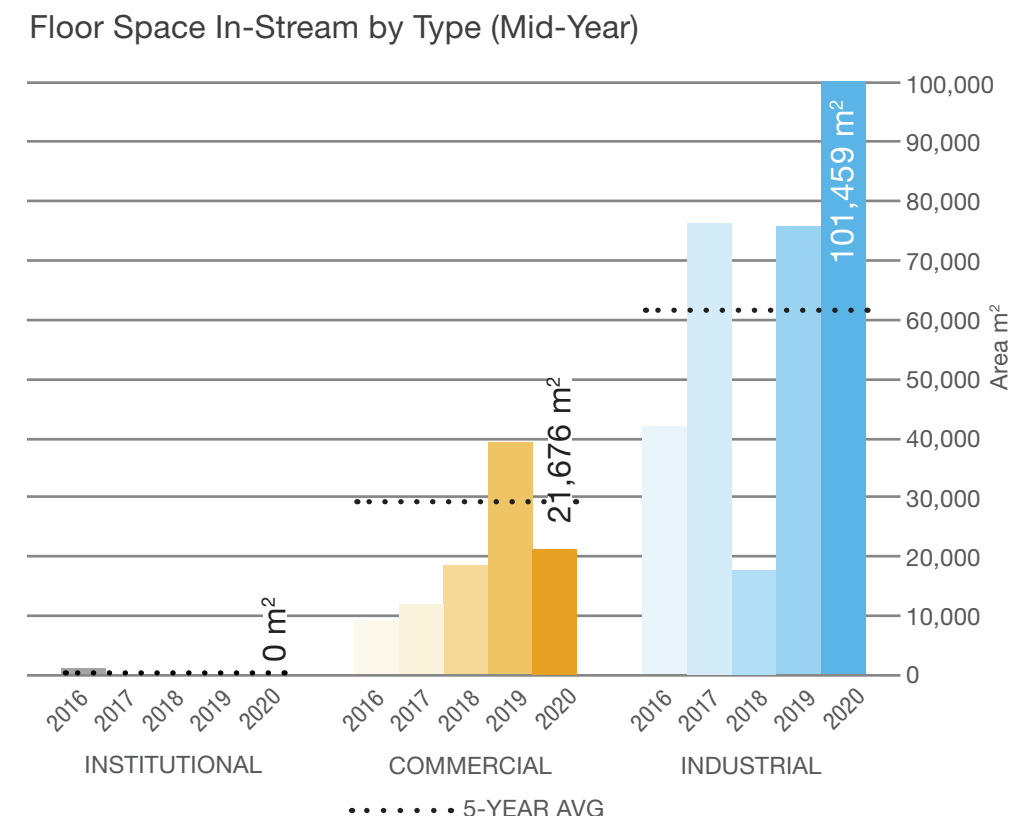
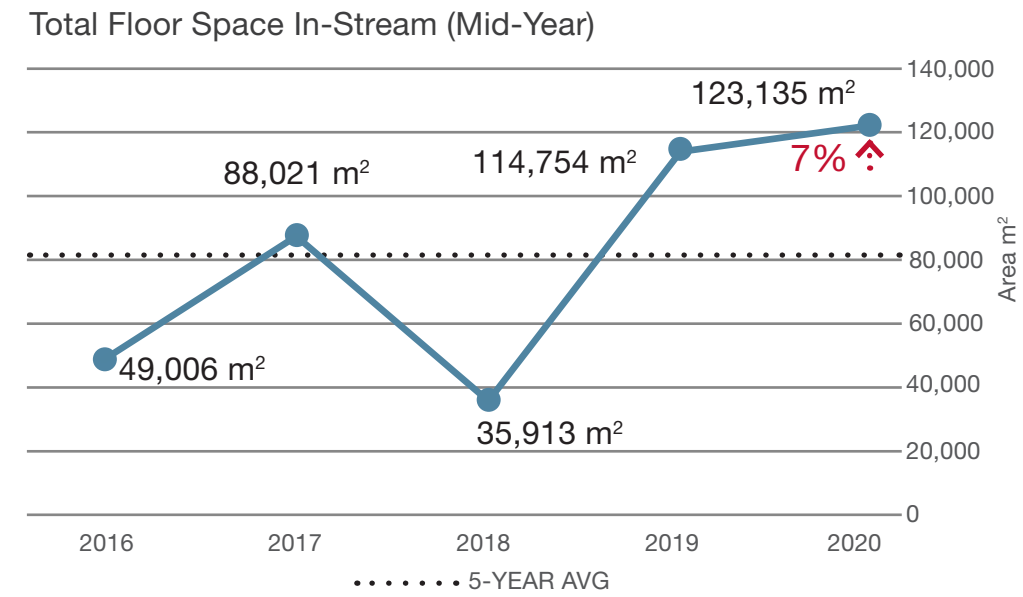
The total number of each unit type in-stream reached their record levels.



In-Stream ICI Applications

Institutional, Commercial, & Industrial Floor Space

The total number of new ICI (Industrial, Commercial, and Institutional) floor area in-stream in the first half of 2020 (123,135 m²) saw a slight increase of 7% compared to the same period in 2019 (114,754 m²), exceeding the previous year's record.



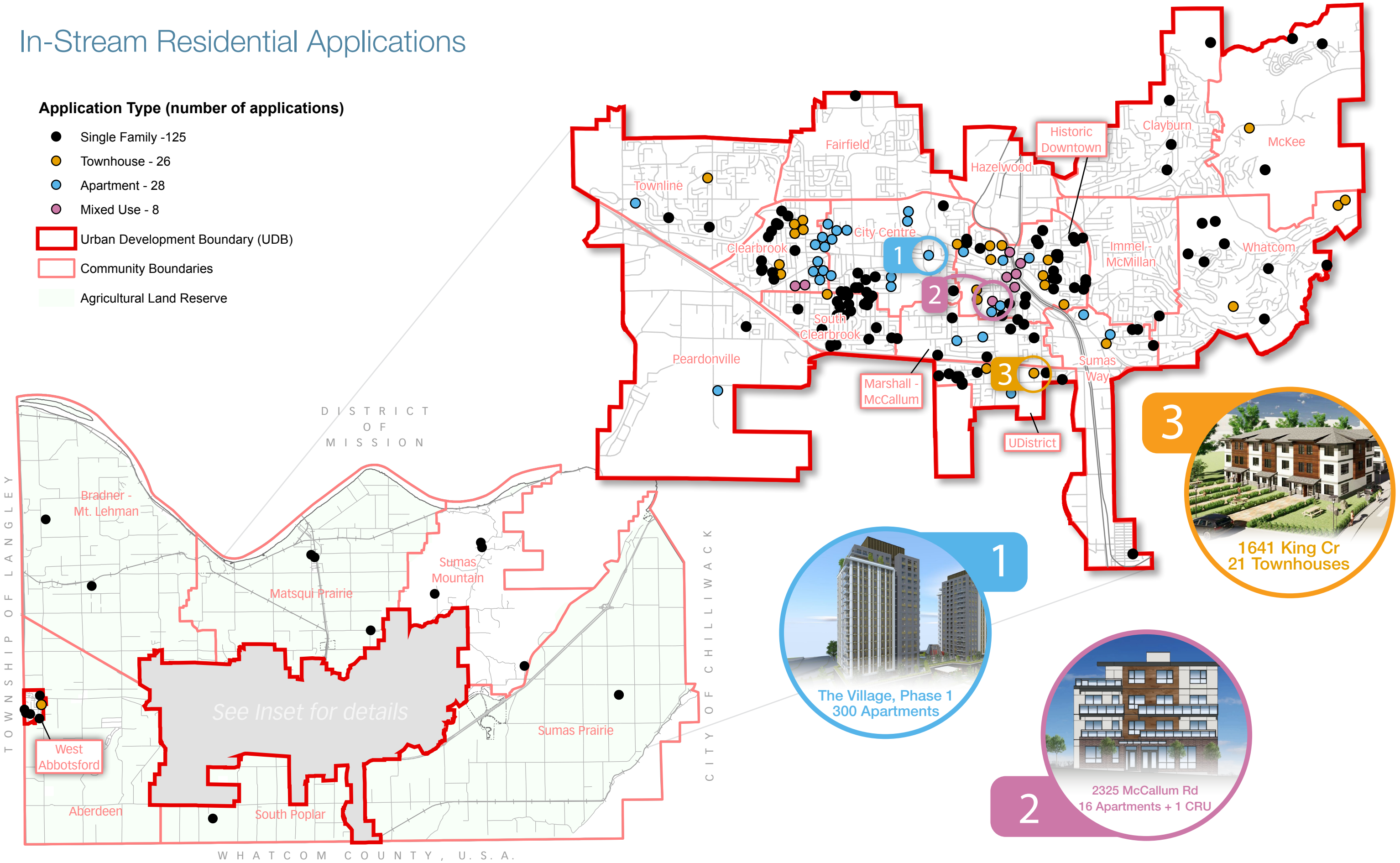
Total in-stream ICI floor area increased due to a continual surge of in-stream Industrial floor area.

In-stream Industrial floor area reached a mid-year record high of 101,459 m².

In-Stream Residential Applications

Application Type (number of applications)

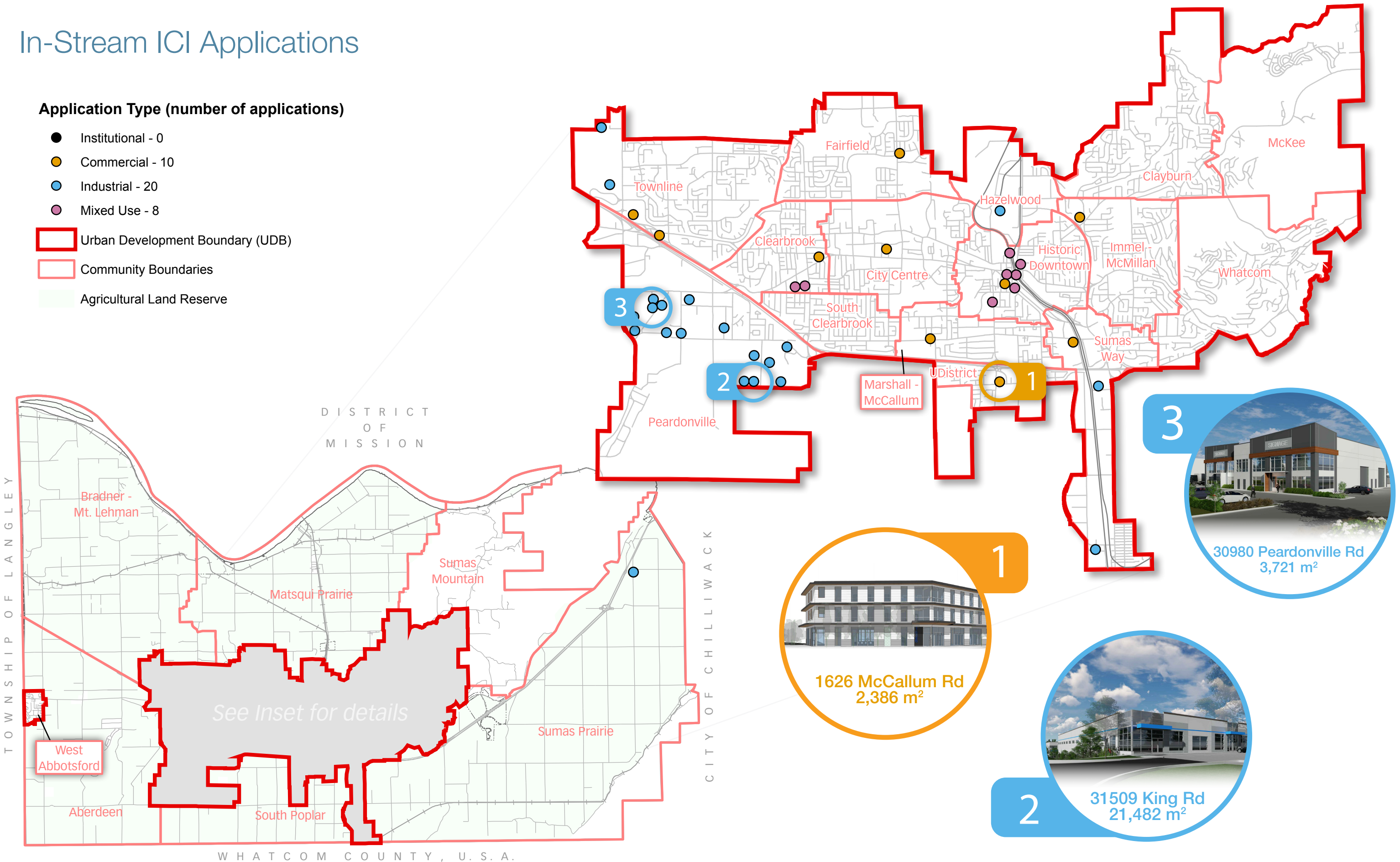
- Single Family - 125
 - Townhouse - 26
 - Apartment - 28
 - Mixed Use - 8
- Urban Development Boundary (UDB)
 Community Boundaries
 Agricultural Land Reserve



In-Stream ICI Applications

Application Type (number of applications)

- Institutional - 0
 - Commercial - 10
 - Industrial - 20
 - Mixed Use - 8
- Urban Development Boundary (UDB)
 Community Boundaries
 Agricultural Land Reserve





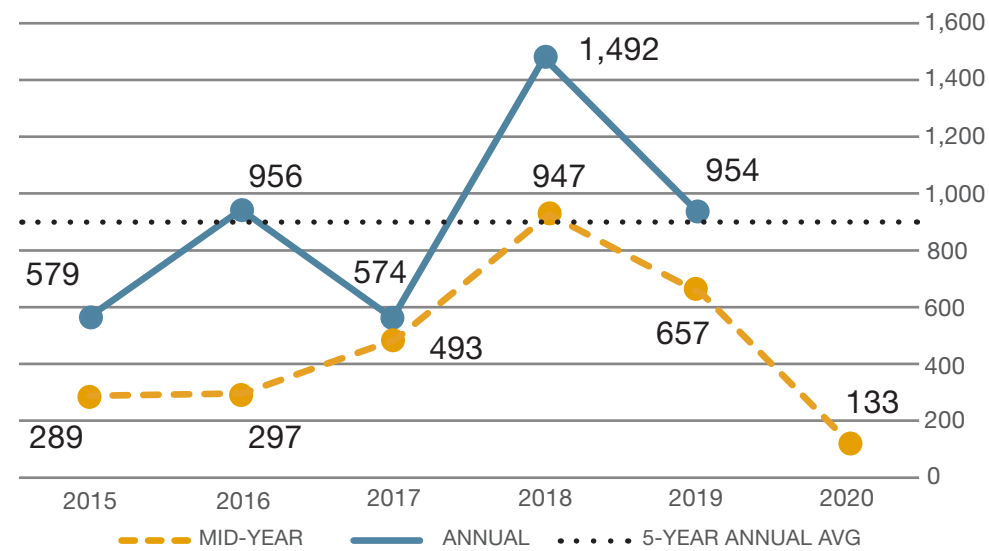
Approval & Issuance

Number of Residential Lots/Units Approved

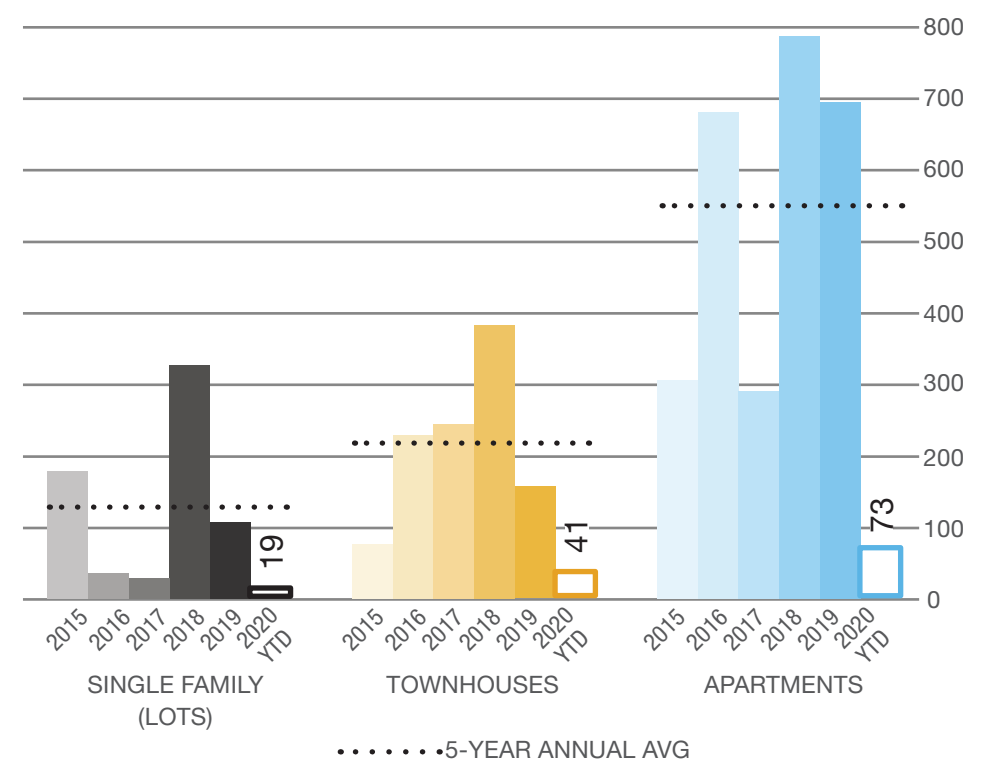
The total number of units approved in the first half of 2020 (133) has dropped to a record low.

Multifamily units continue to make up the majority of approvals at 86%.

Total Lots/Units Approved



Lots/Units Approved by Type

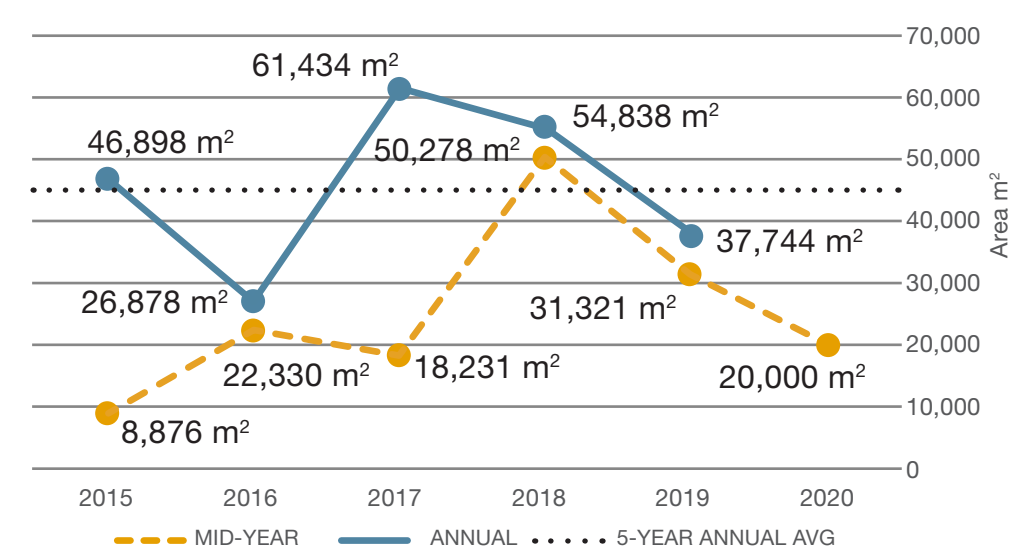


Approval & Issuance

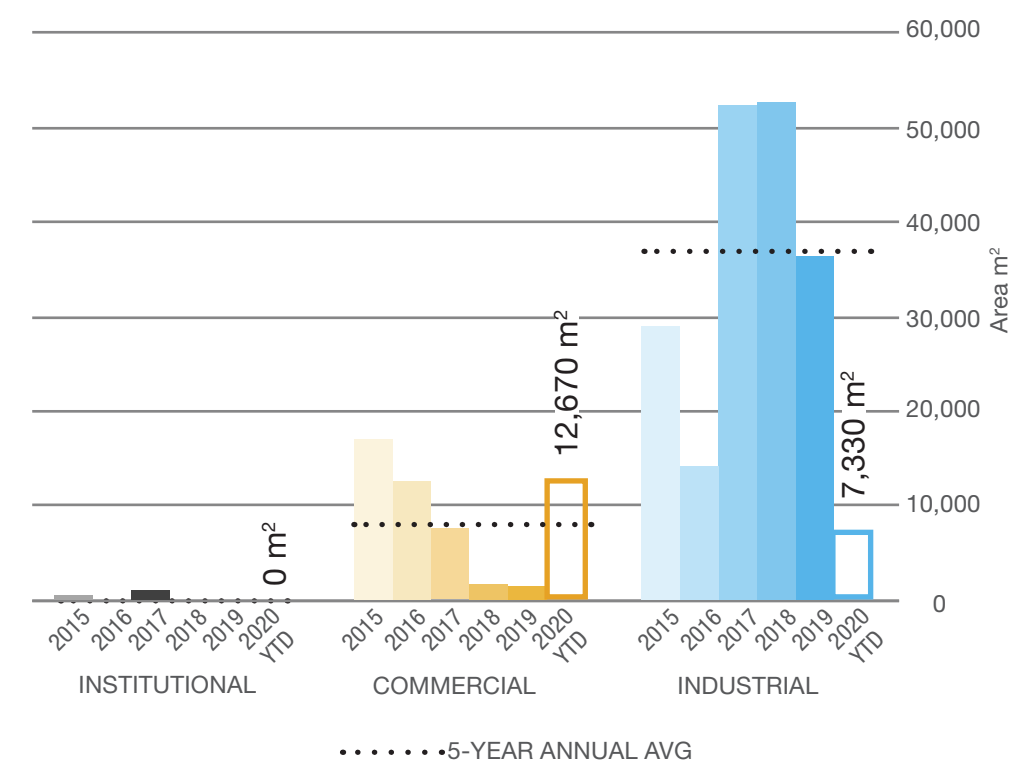
New ICI Floor Area Approved

The total number of new ICI (Industrial, Commercial, and Institutional) floor area approved in the first half of 2020 (20,000 m²) decreased for the second consecutive year but remains above pre-OCP levels (2015).

Total Floor Area Approved



Floor Area Approved by Type



12,670 m² of Commercial floor area was approved in the first half of 2020, slightly above the 5 year average.

Approved Residential Applications

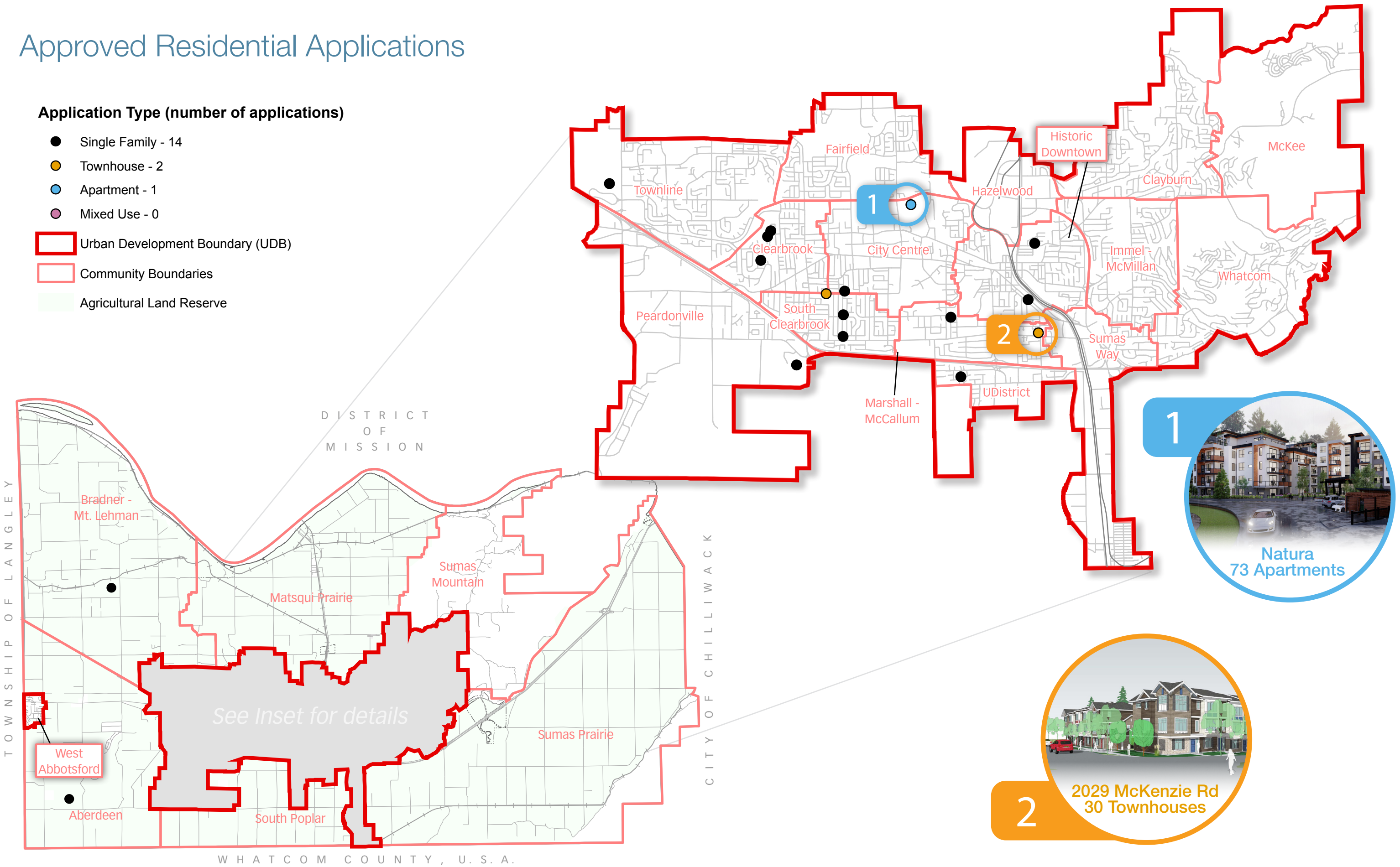
Application Type (number of applications)

- Single Family - 14
- Townhouse - 2
- Apartment - 1
- Mixed Use - 0

Urban Development Boundary (UDB)

Community Boundaries

Agricultural Land Reserve



Approved ICI Applications

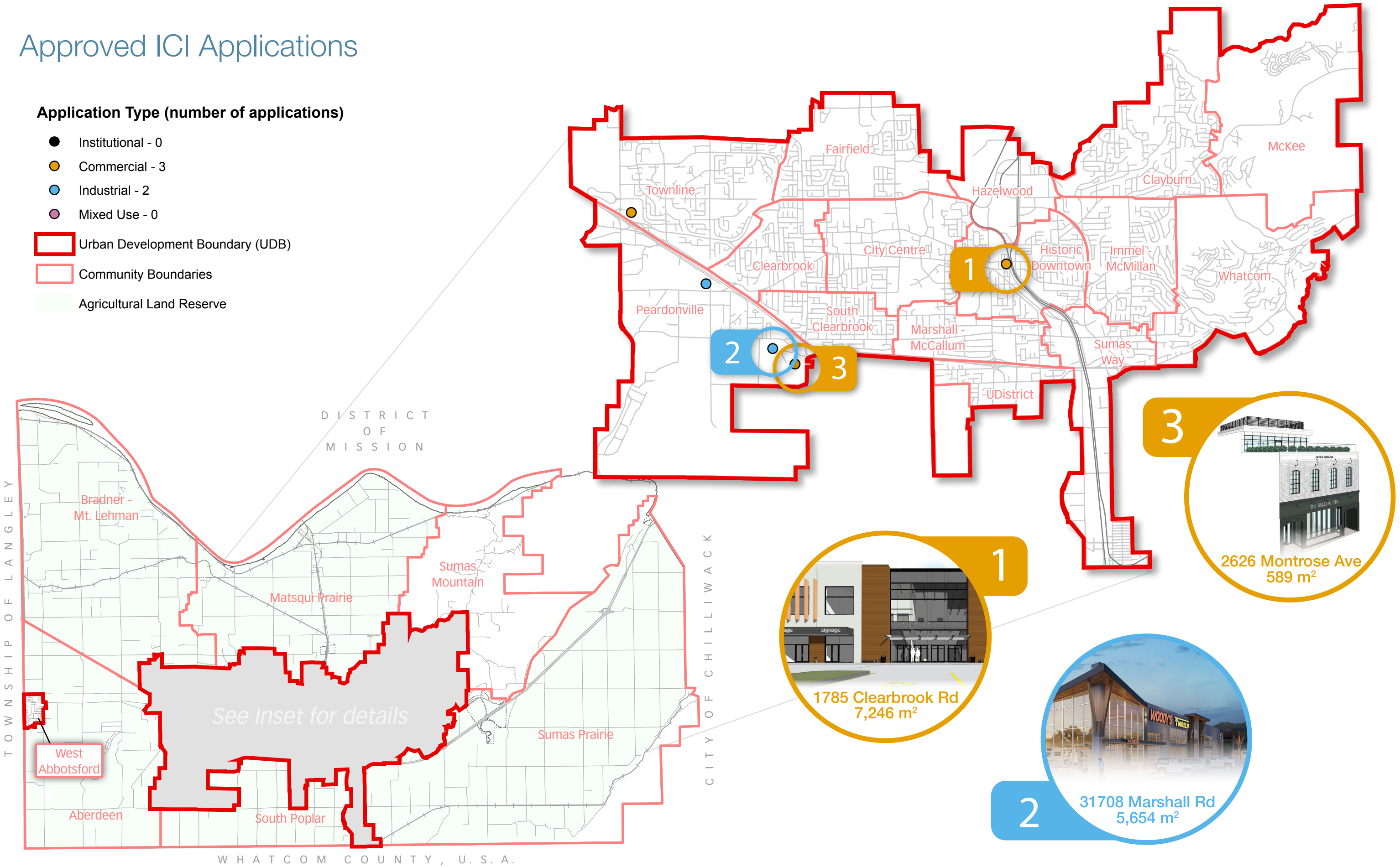
Application Type (number of applications)

- Institutional - 0
- Commercial - 3
- Industrial - 2
- Mixed Use - 0

Urban Development Boundary (UDB)

Community Boundaries

Agricultural Land Reserve

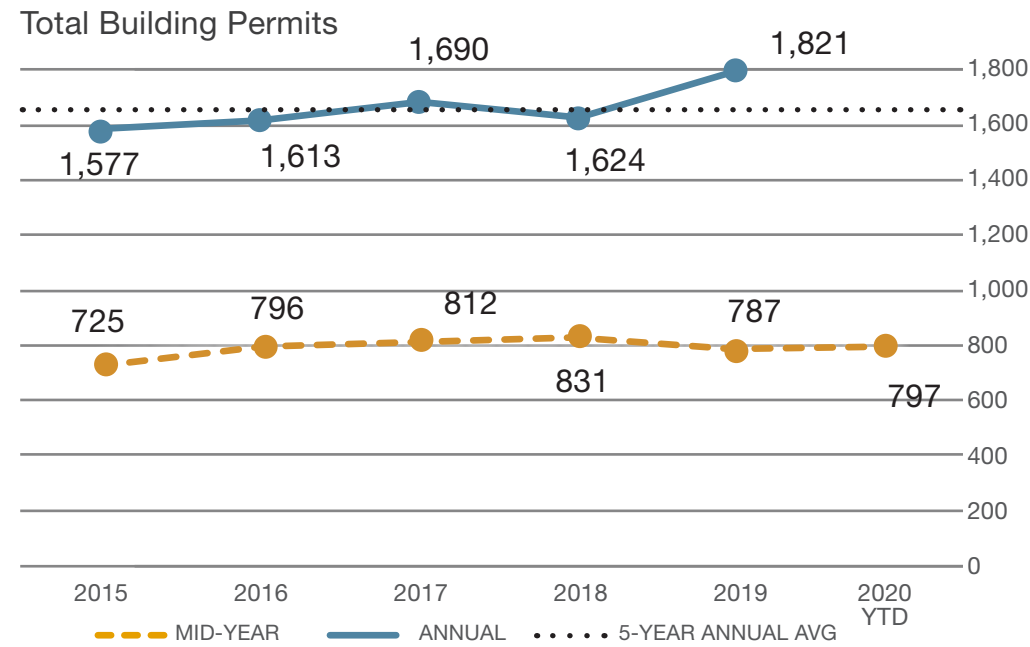




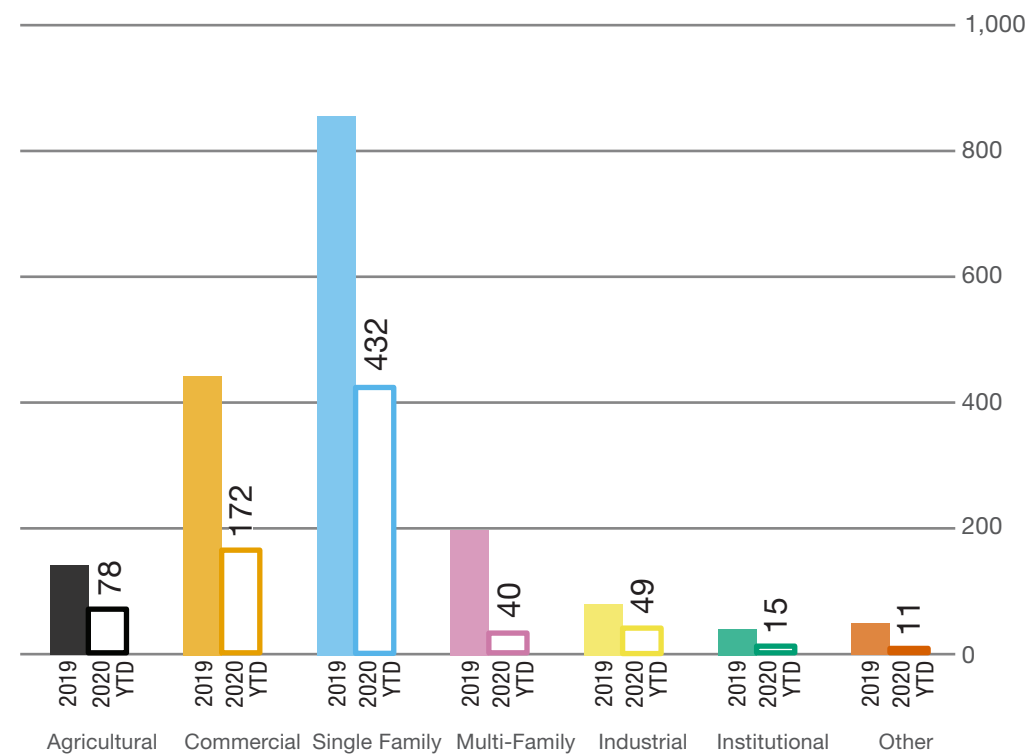
Construction

Building Permits (Number)

The number of building permits received in the first half of the year has continued a stable trend since 2016.



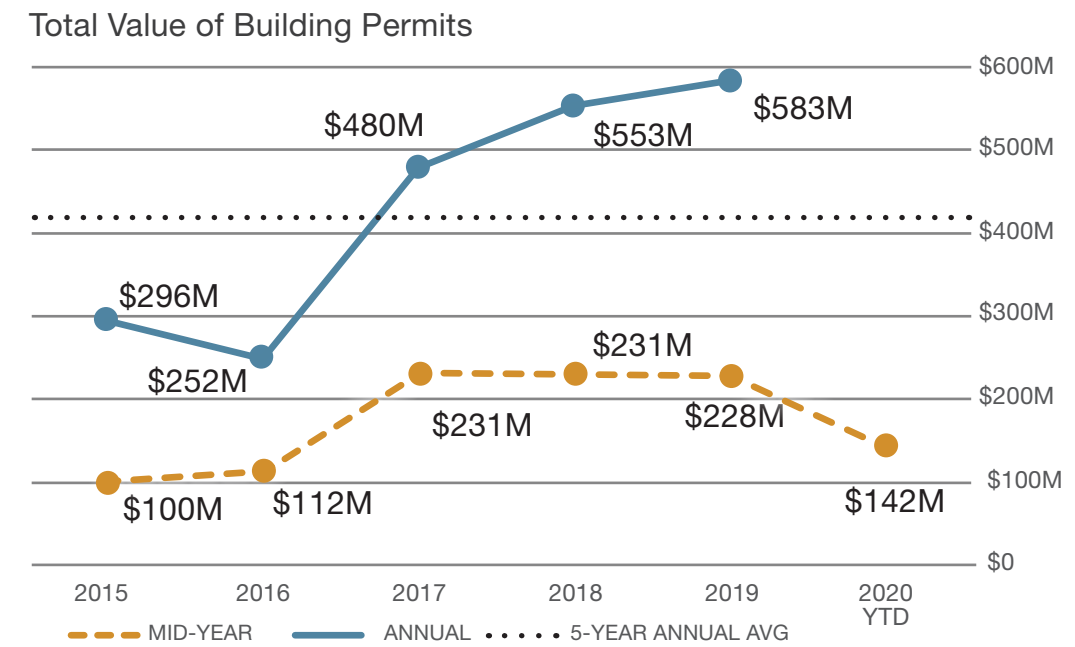
Total Number of Building Permits by Type



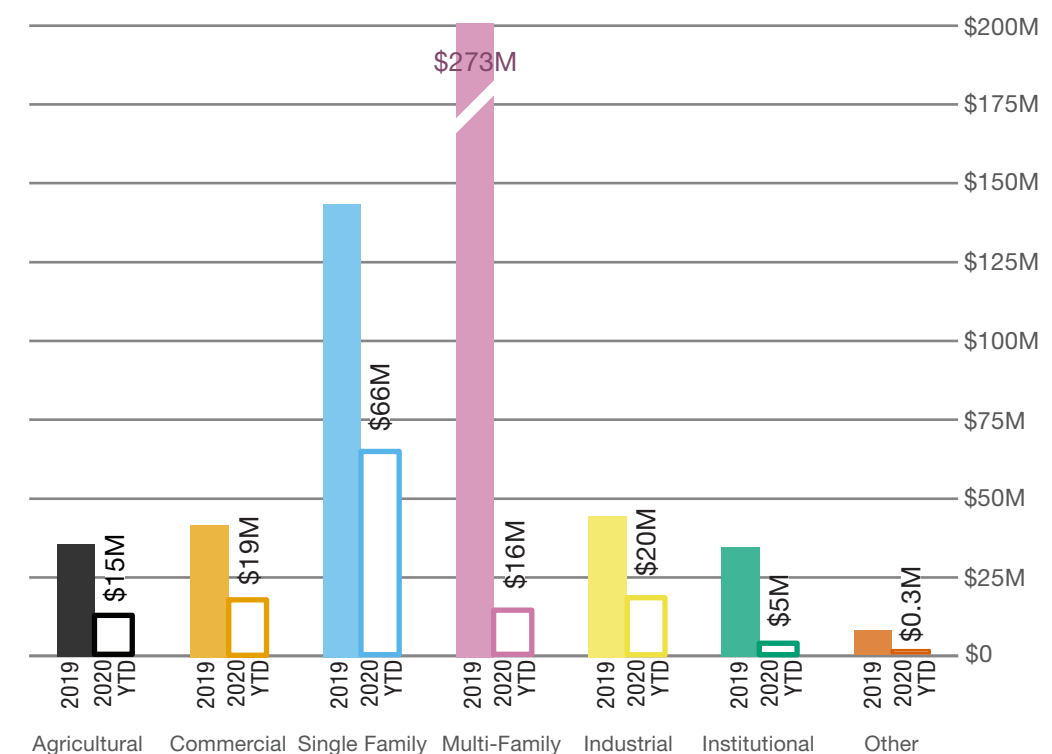
The number of mid-year single family, agricultural, and industrial building permits remained relatively stable for the first half of 2020 compared to the same period in 2019.

Building Permits (Value)

2020 is the first mid-year in the last four where total construction value fell below \$200M.



Total Construction Value of Building Permits by Type



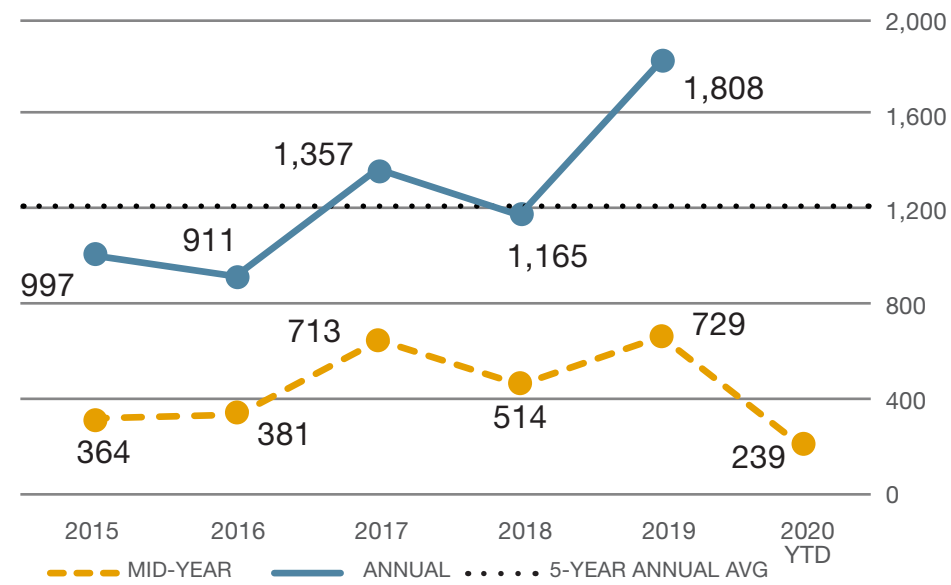
The value of both single and multi-family building permits have increased by 3% for the first half of 2020 compared to the same period in 2019.



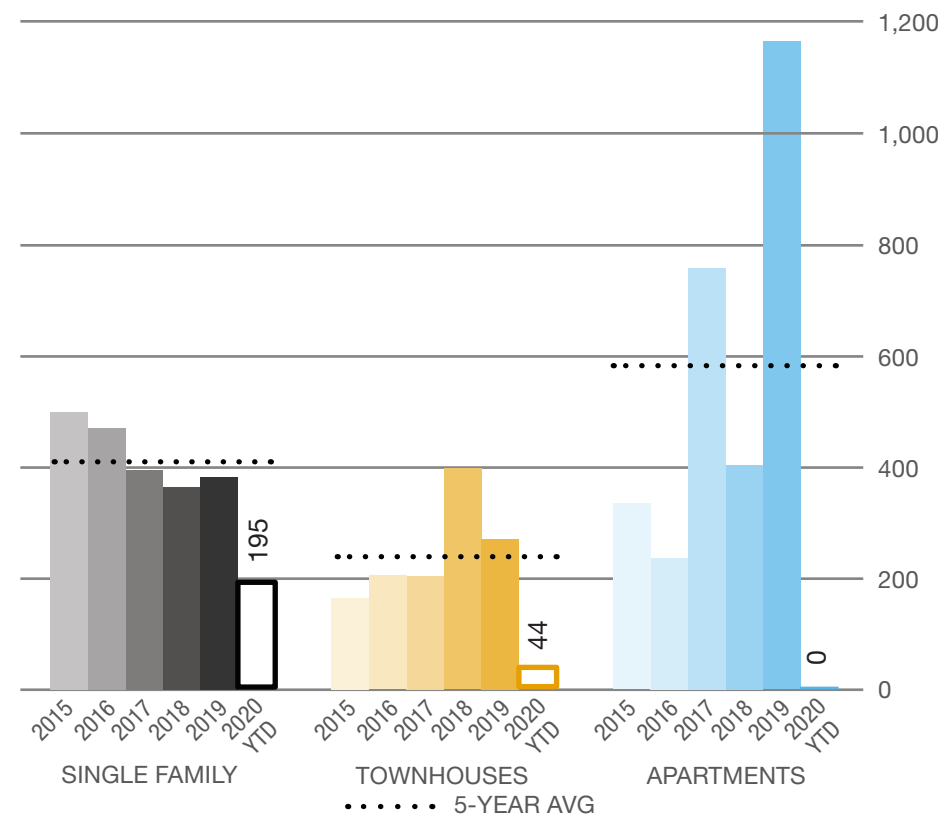
Construction

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

Total Number of New Units



New Units by Type



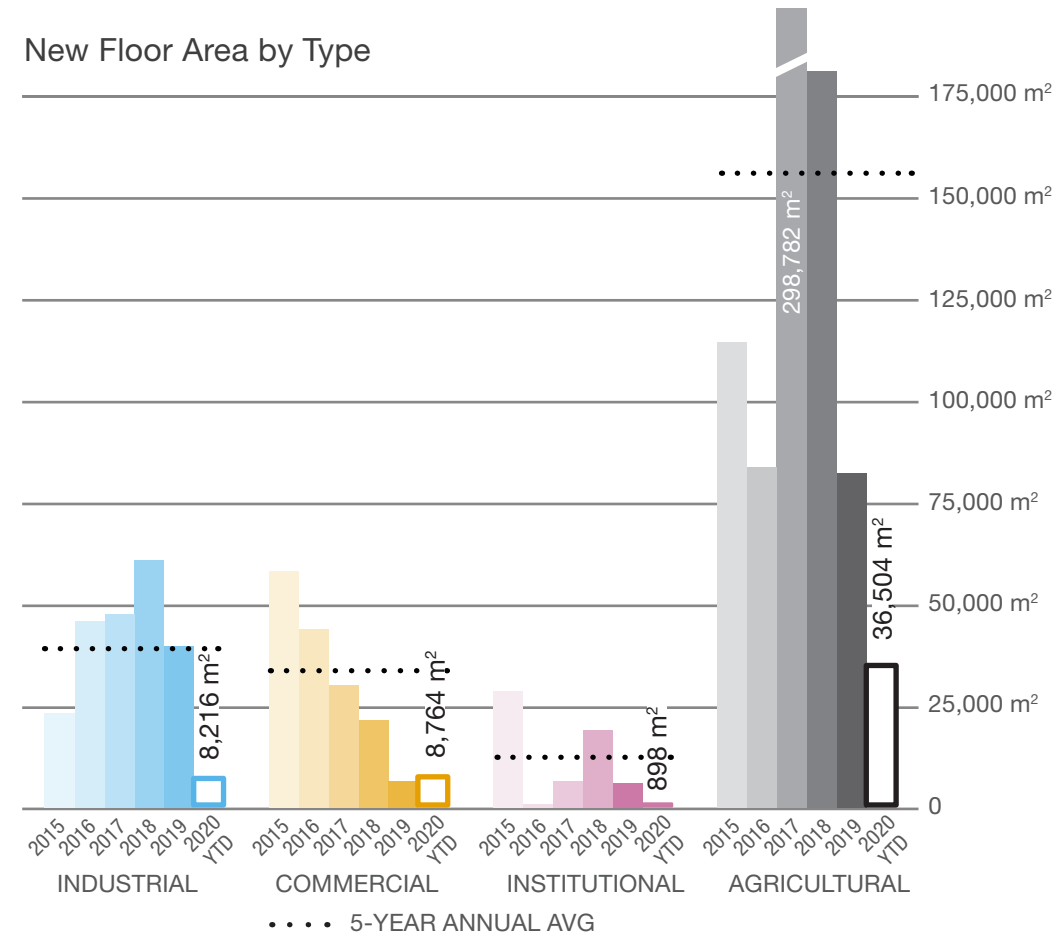
At mid-year 2020, new residential units declined to pre-OCP levels, likely because of market uncertainty due to COVID-19. However, the total new units from issued building permits will continue to hover around the 5-year average year over year.

New single family units should be near the 5 year average.

Construction

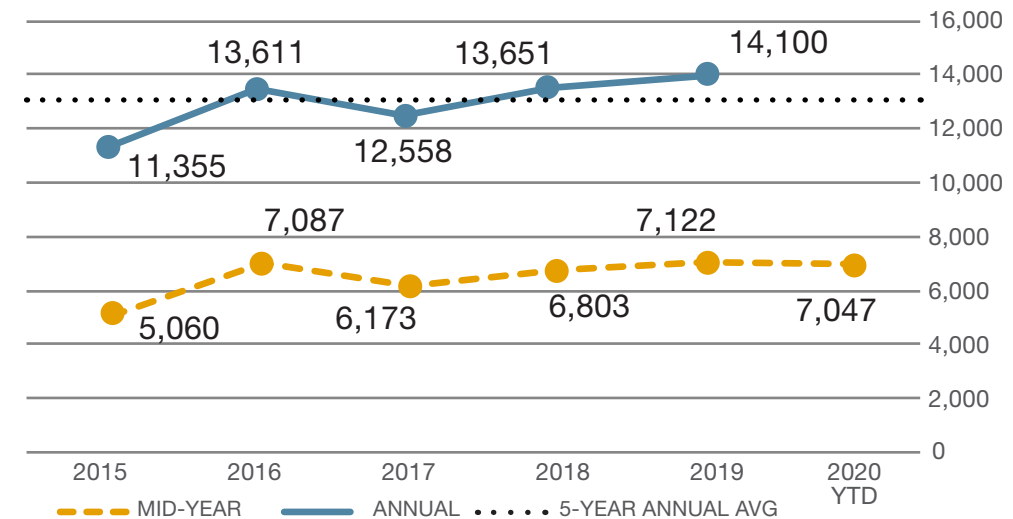
Institutional, Commercial, Industrial & Agricultural Floor Area (New Construction & Improvements)

New Floor Area by Type



Building Inspections

Total Number of Building Inspections



Agricultural floor area accounted for 80% of new non-residential construction and improvements, and continued a trend consistent with 2016 and 2019.

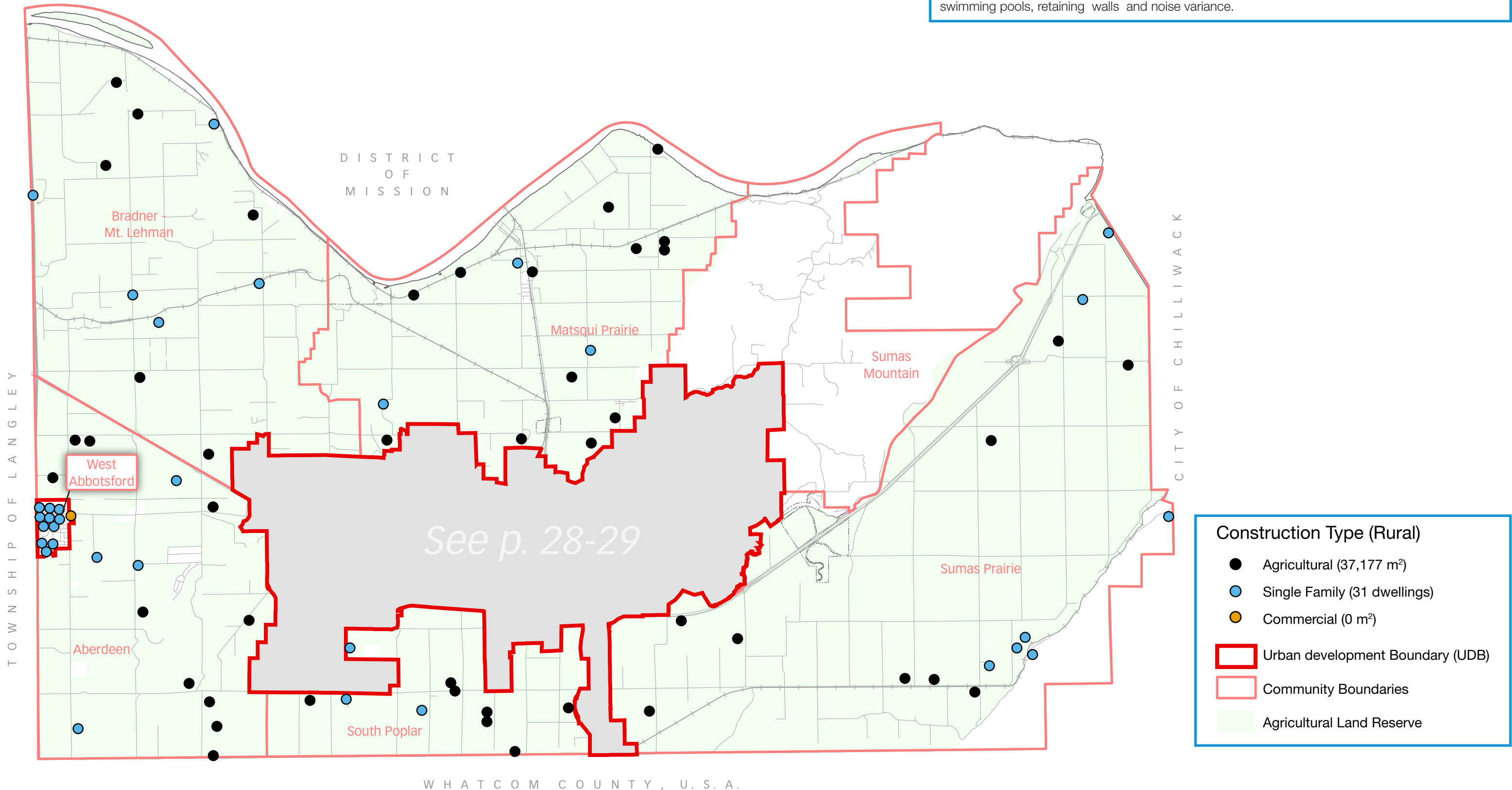
The number of building inspections for mid-year 2020 remained consistent.

Issued Building Permits

New Construction & Improvements Q1-Q2 2020

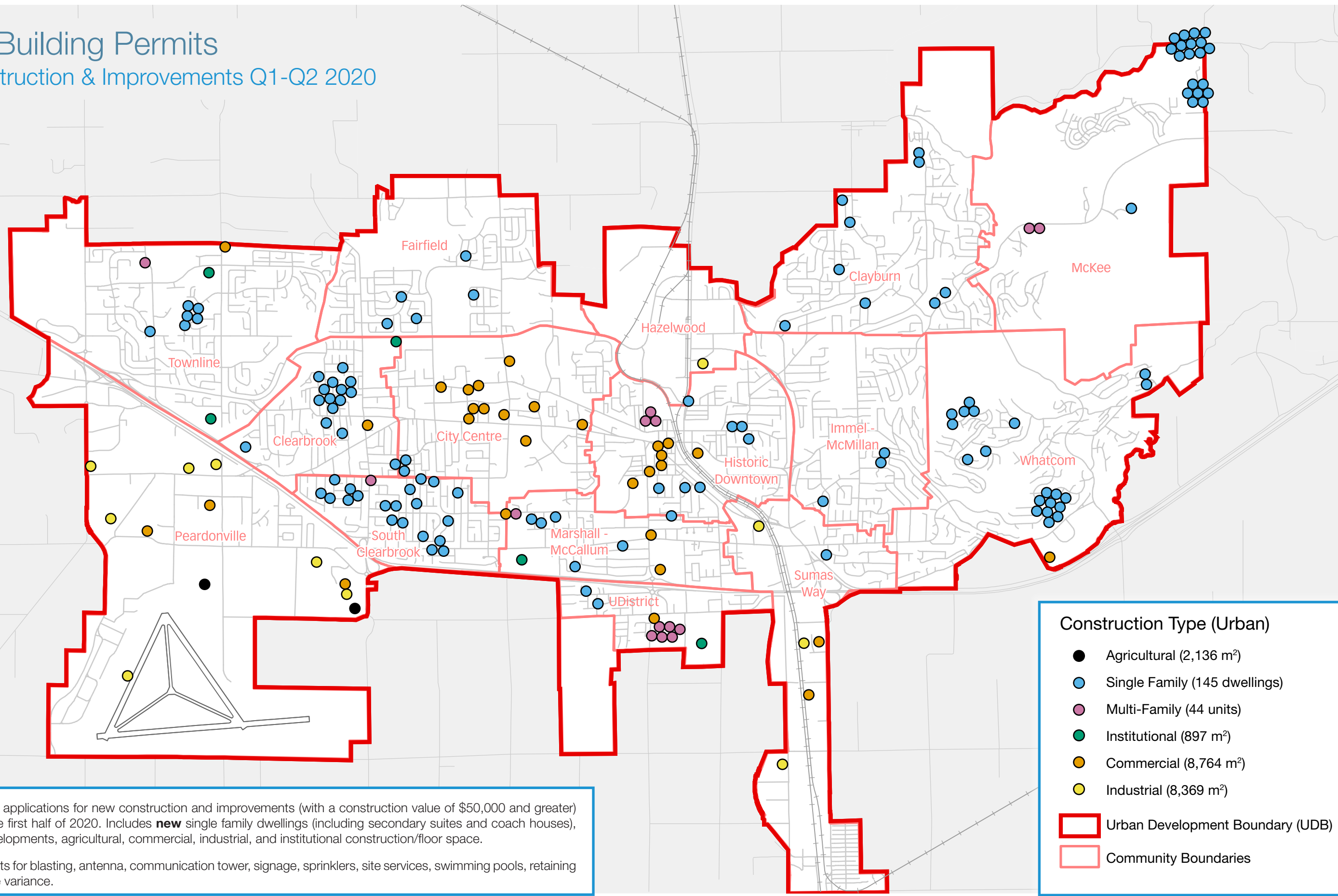
Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in the first half of 2020. Includes **new** single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, 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 Q1-Q2 2020



Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in the first half of 2020. 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.

Construction Type (Urban)

- Agricultural (2,136 m²)
- Single Family (145 dwellings)
- Multi-Family (44 units)
- Institutional (897 m²)
- Commercial (8,764 m²)
- Industrial (8,369 m²)

Urban Development Boundary (UDB)
 Community Boundaries



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).

2020 Current Initiatives

Q1

JAN	<p>McKee Neighbourhood Plan JANUARY - JUNE 2020 Stage 1 - Staff continued to work on the background research studies and drafting the stage report.</p> <p>AgRefresh JANUARY - MARCH 2020 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.</p> <p>Cannabis Retail Stores FEBRUARY - MAY 2020 The City held a three-month consolidated intake and eight applications were received during this time.</p>
FEB	
MAR	

Q2

APR	<p>AgRefresh APRIL 2020 Given Provincial progress on the ALR/ALC revitalization initiative, Council directed staff to relaunch and complete a modified version of AgRefresh.</p>	MAY	
JUN			



McKee Neighbourhood Plan will develop a vision for new residential neighbourhoods anchored by a neighbourhood centre and connected with trails, parks and open spaces.



Staff are undertaking a planning process to establish a regulatory framework for **cannabis retail stores**, based on direction from Council. This process started in 2018 and is being undertaken in four stages.



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