



2021

MID-YEAR REPORT

Planning & Development Services



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Cover image: plaza in 'Rail District' Phase 1, 2714 Montrose St., approved on March 30, 2021.
Image by: Van der Zalm + Associates Inc.

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

Planning & Development Services

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

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: abbotsford.ca/business-development



Introduction

The 2021 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, trends and department initiatives.

Application Process

Inquiry

There is a lot of information to consider before making an application, including understanding the relevant City plans, procedures, and bylaws. Development Inquiry Meetings (DIMs) are an opportunity to meet with City staff, discuss ideas, and determine how the City's plans and policies affect a potential application.

Submission and Review

Once an application is submitted, staff review and refer the proposal to other agencies, if required. Development applications are first reviewed by the Development Application Review Team (DART) for general compliance and to identify requirements from each department. Once the application is reviewed and revisions are completed, the application can proceed to the next step.

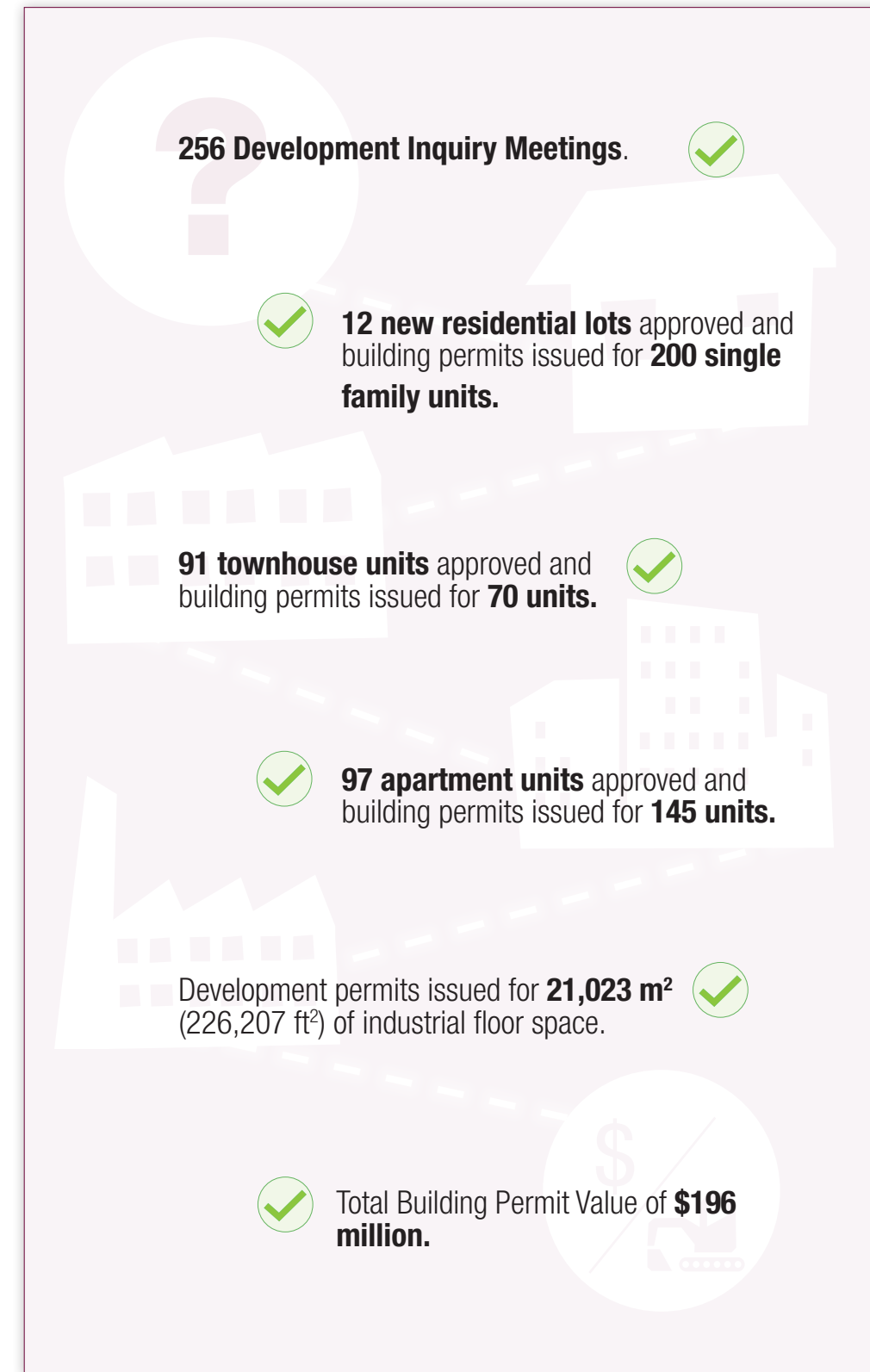
Approval and Issuance

Depending on the type of application, it will either be reviewed by Council or City staff. If an application is supported, and is approved in principle, requirements for final approval must be met. A building permit application will be accepted once the development is approved in principle. The building permit will be issued once the requirements for final development approval and building permit issuance are met.

Construction

Once the building permit has been issued, construction can begin. Construction activity must meet the requirements of City bylaws and other government agencies. Applicable inspections are undertaken during the appropriate stages of construction and prior to occupancy of the building.

2021 Halfway Highlights



The 2021 PDS Mid-Year Report shows where we are today with activity and trends.

PDS reports statistics on department activity twice a year.

For more information, please visit:

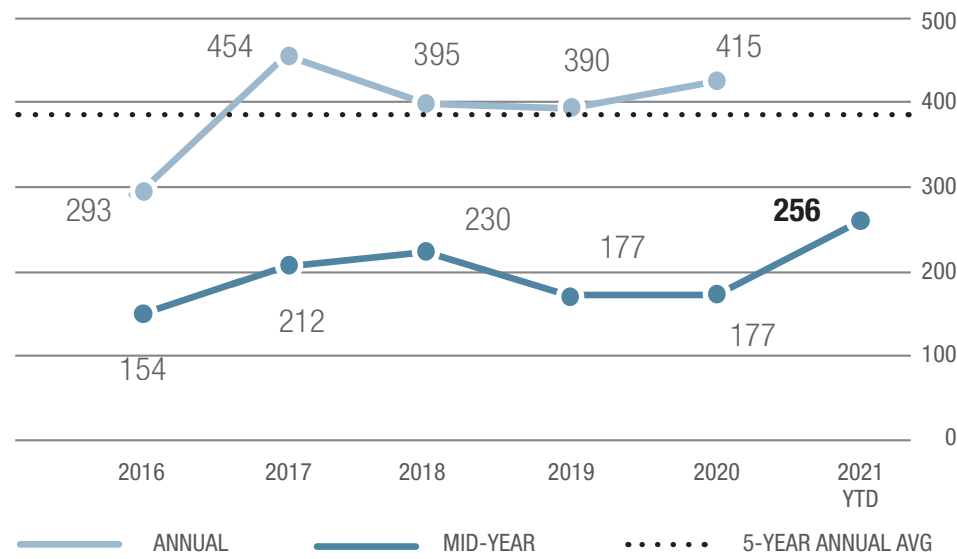
abbotsford.ca/business-development/statistics

Inquiry, Submission & Review

Development Inquiry Meetings

> Staff coordinated 256 DIMs through the first two quarters of 2021, a mid-year record.

Total Number of DIMs

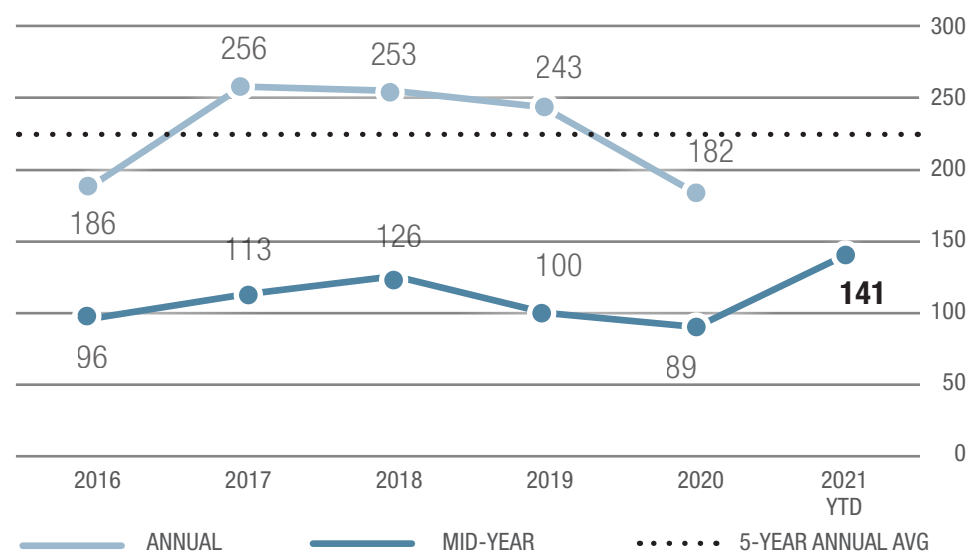


Development Inquiry Meetings (DIMs) are intended to provide preliminary comments to land owners and developers considering development in respect to the Official Community Plan, Development Permit Areas/Guidelines, zoning, and anticipated off-site upgrades.

Land Development Applications Received

> The total number of land development applications received in the first half of 2021 (141) increased beyond 2018 figures, setting a record-breaking trend for 2021 year-end.

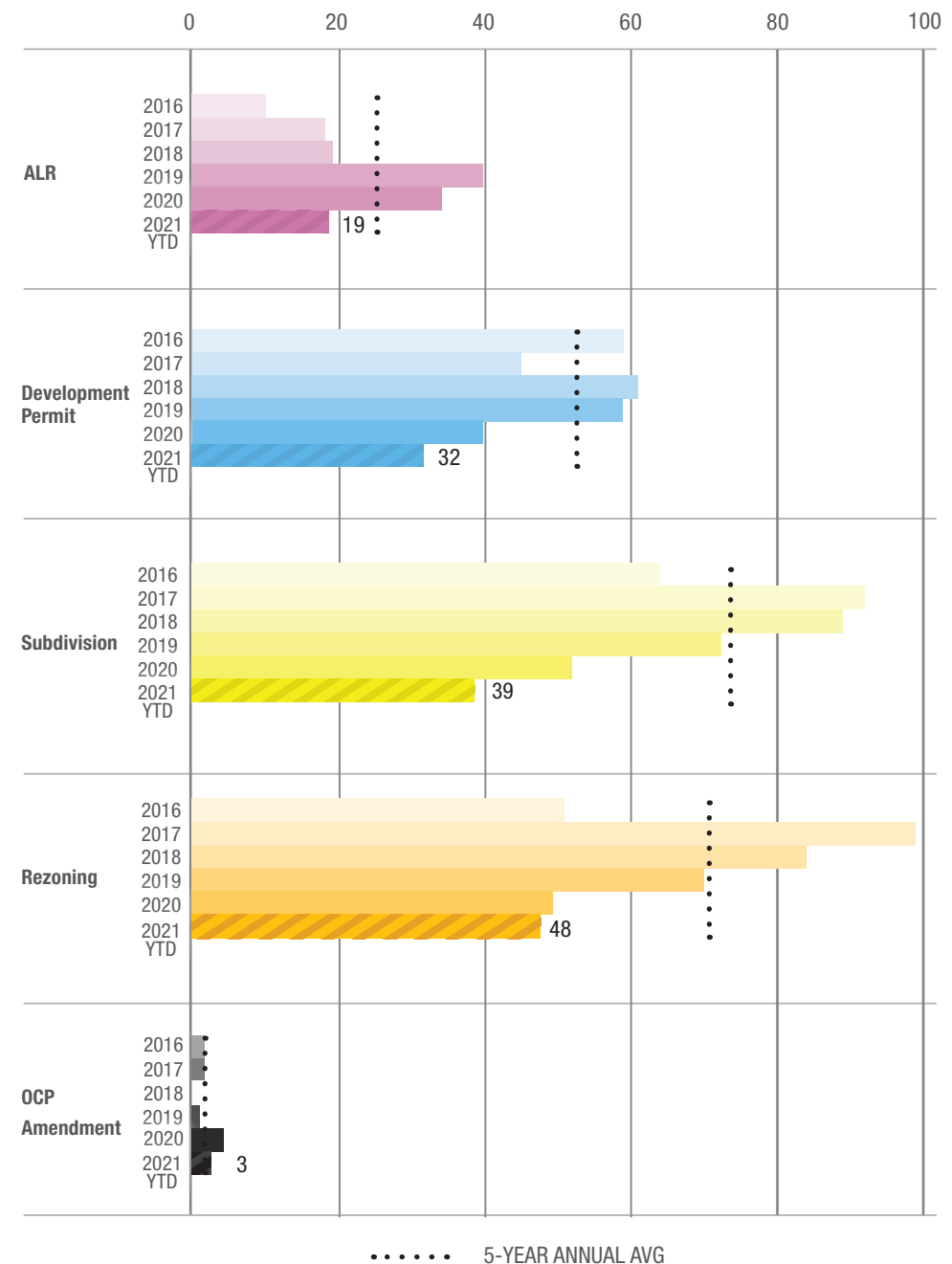
Total Land Development Applications Received



Land Development Applications Received (cont'd)

> While all application types are expected to exceed the five-year average, Rezoning (48) and Agricultural Land Reserve applications (19) are especially noteworthy.

Land Development Applications Received by Type



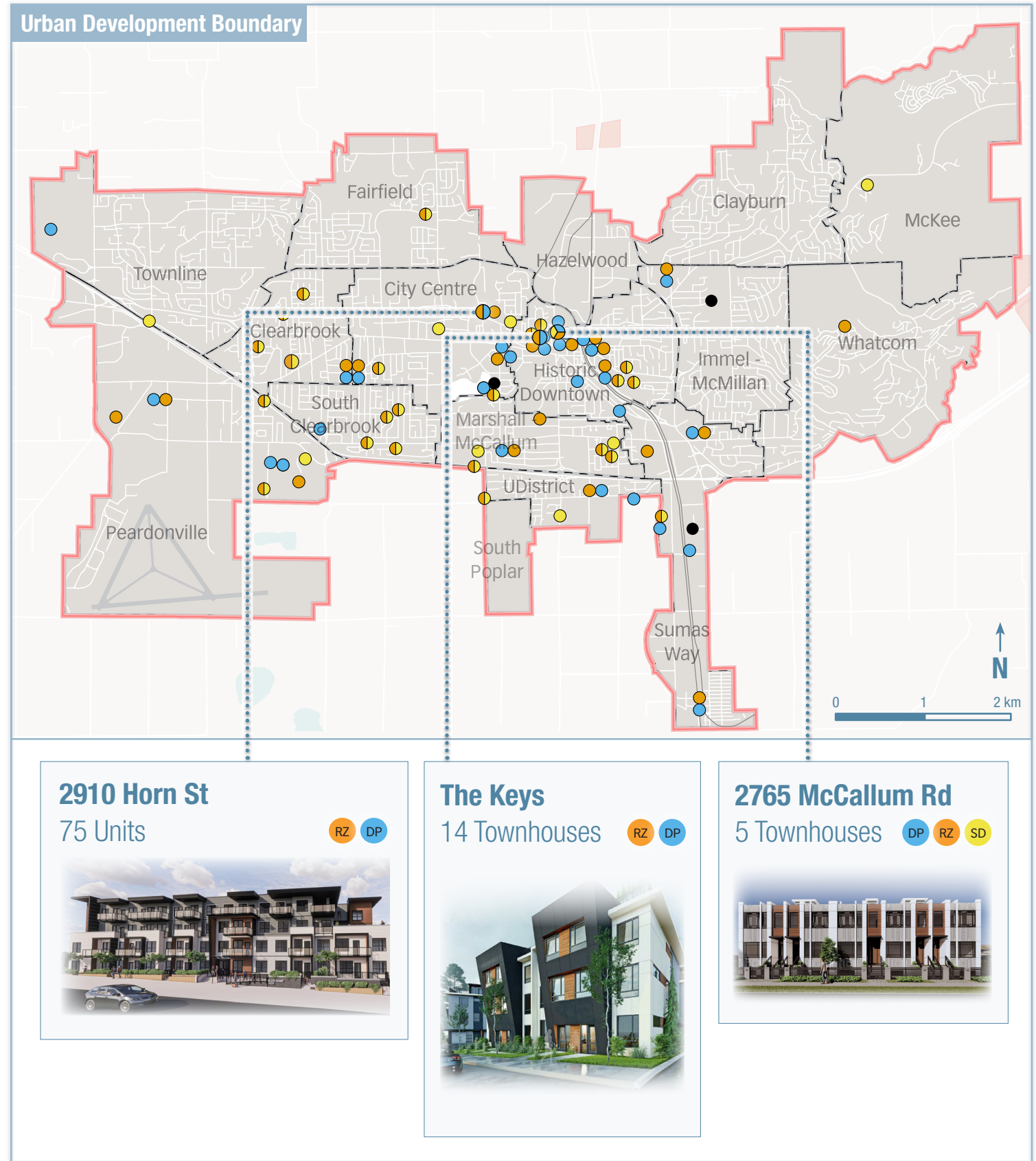
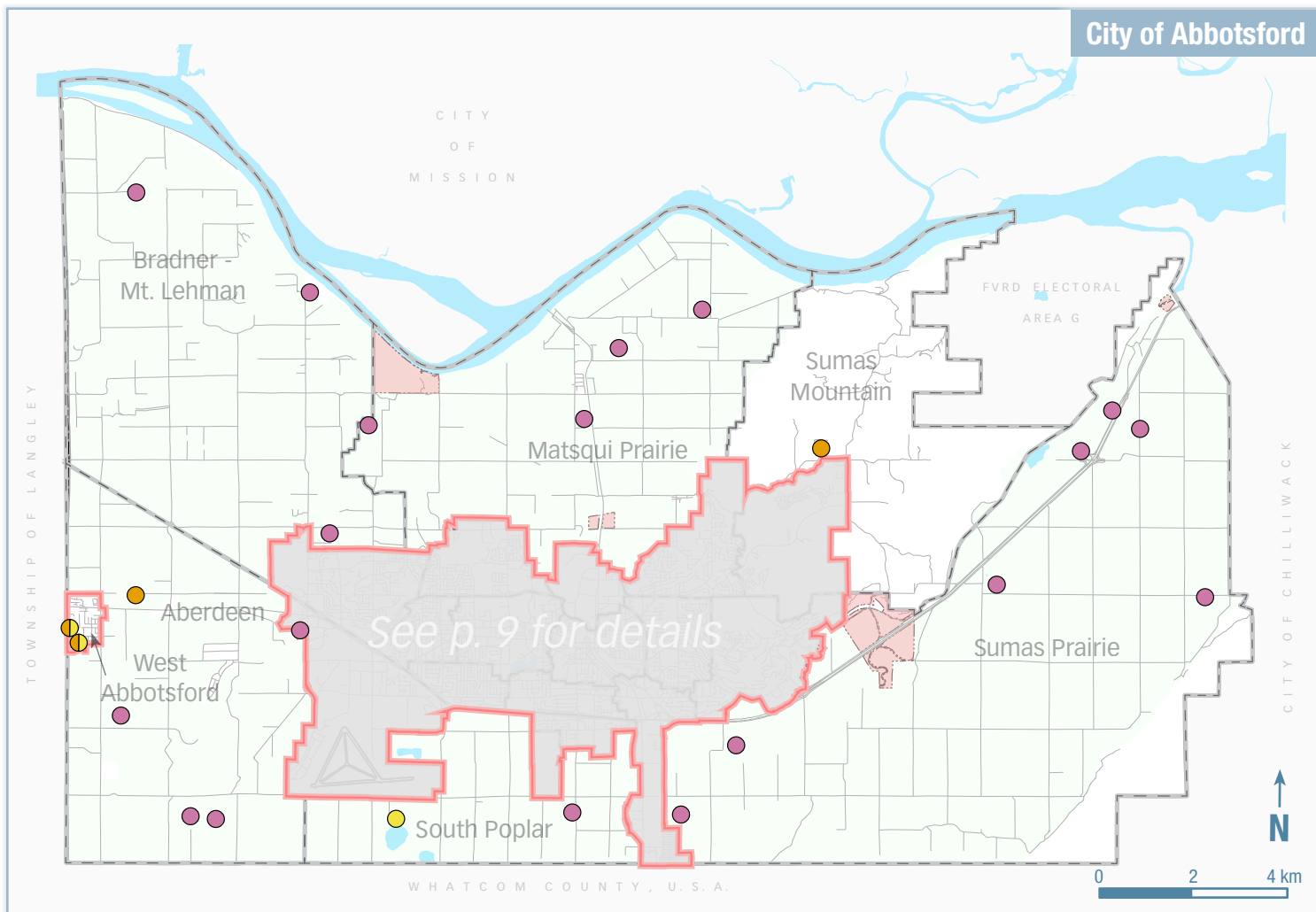
Agricultural Land Reserve applications received to date in 2021 continue an upward trend attributed to new Provincial regulations.

The number of Subdivision, Rezoning and Development Permit applications received to date in 2021 are expected to meet or exceed the five-year average by year end.

Land Development Applications Received

Application Type

- Agricultural Land Reserve
- Development Permits
- OCP Amendments
- Rezoning
- Subdivisions
- Rezoning + Subdivision
- Rezoning + Development Permit
- Rezoning + Development Permit + Subdivision
- Urban Development Boundary
- Community Boundaries
- Agricultural Land Reserve
- First Nations



2910 Horn St
75 Units

RZ DP



The Keys
14 Townhouses

RZ DP



2765 McCallum Rd
5 Townhouses

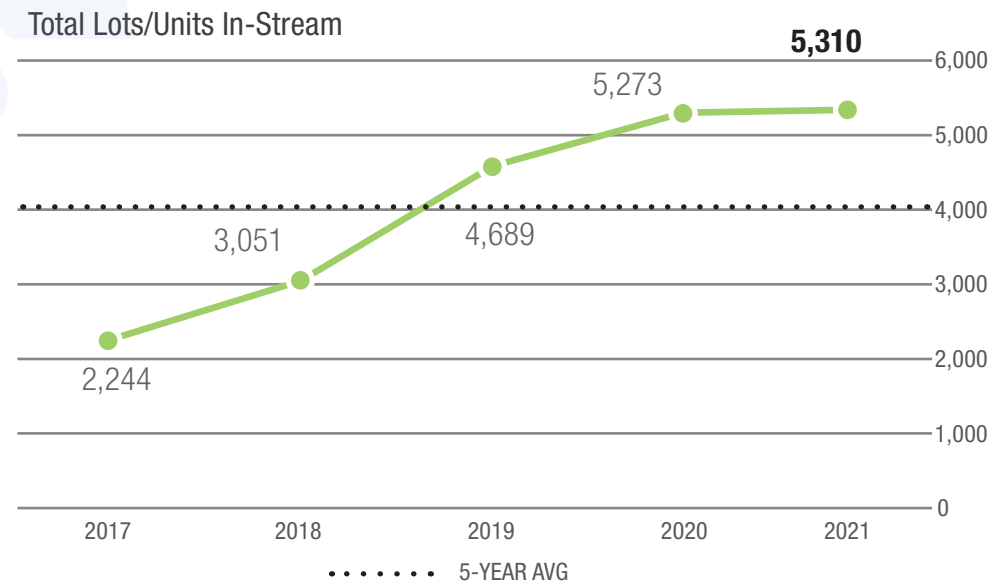
DP RZ SD



In-Stream Residential Applications

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

- > The total number of lots/units in-stream at mid-year 2021 (5,310) remained steady.

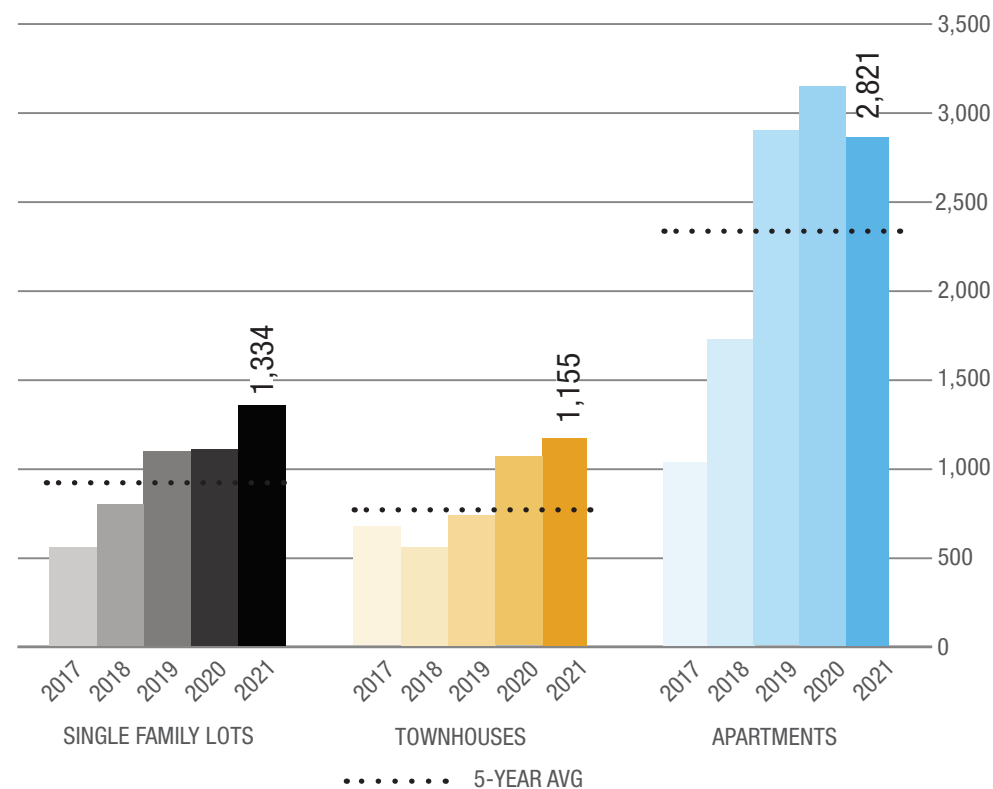


In-stream applications refer to applications currently under staff review.

3 out of every 4 residential units in-stream were multi-family units.

All residential unit types remained above the 5-year average.

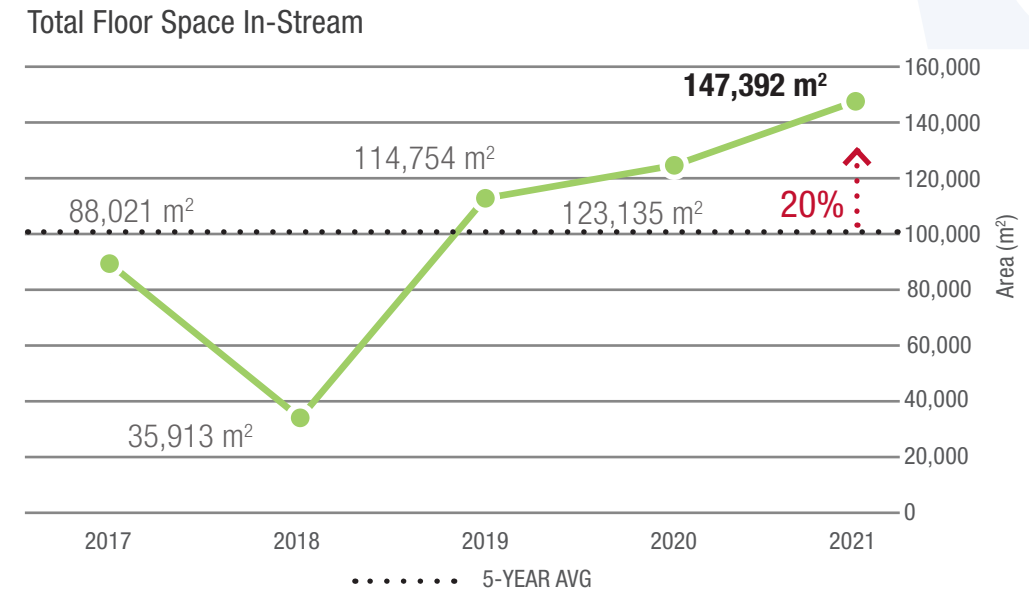
Lots/Units In-Stream by Type



In-Stream ICI Applications

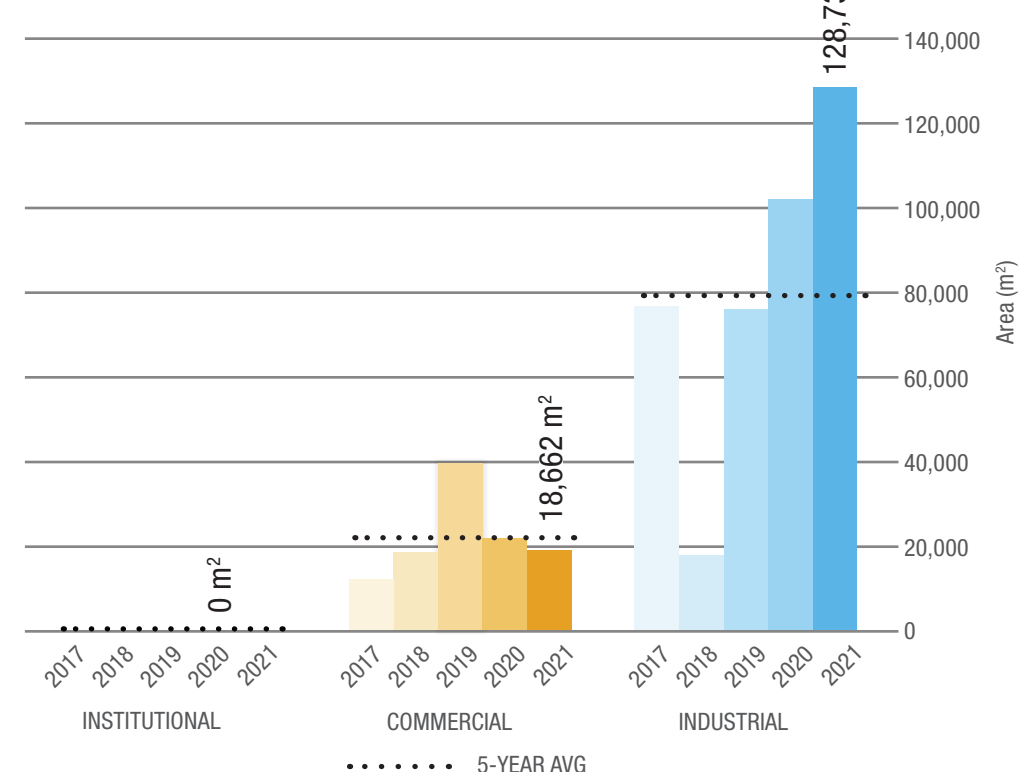
Institutional, Commercial, & Industrial Floor Space

- > The total number of new ICI (Industrial, Commercial, and Institutional) floor area in-stream in 2021 (147,392 m²) continued a steady upward trend that started in 2019.



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

Floor Space In-Stream by Type



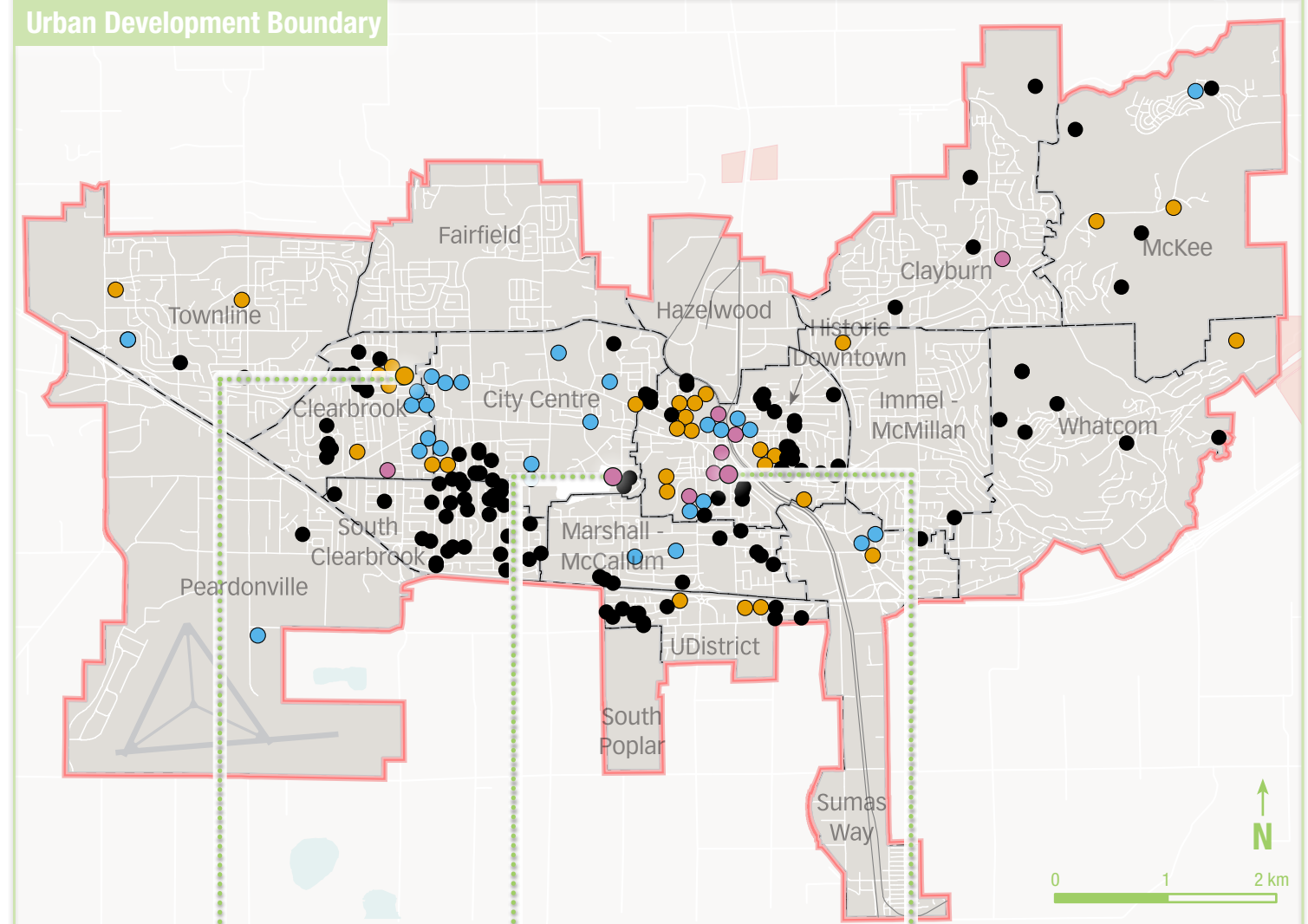
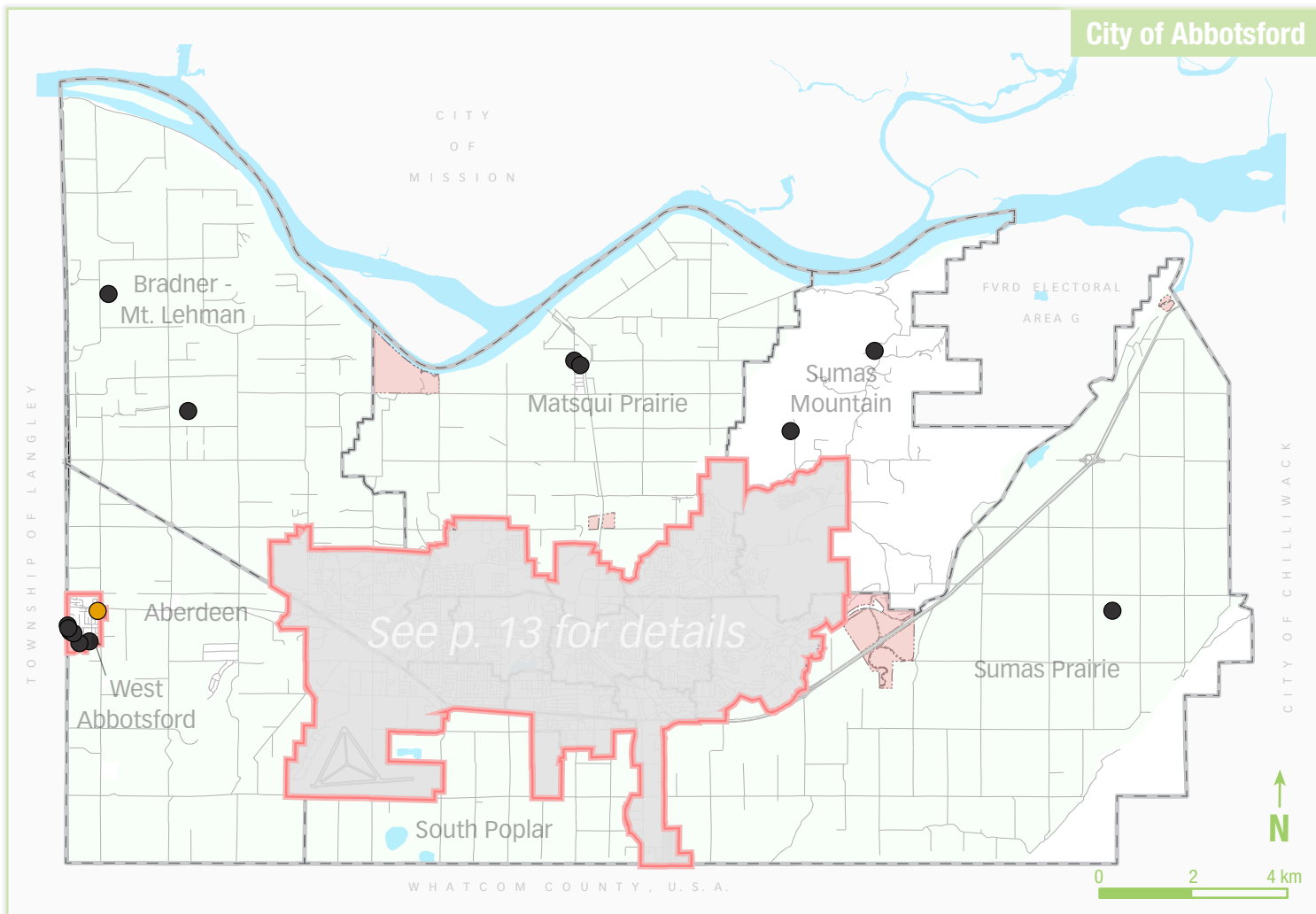
In-stream Industrial floor area reached a record high of 128,730 m².

In-Stream Residential Applications

Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

- Urban Development Boundary
- Community Boundaries
- Agricultural Land Reserve
- First Nations



2895 Clearbrook Rd
66 Townhouses

TH



Plaxton House
51 Apartments + 1 CRU
(99 m²)

MU



33816 South Fraser Way
90 Apartments + 6 CRU
(459 m²)

MU

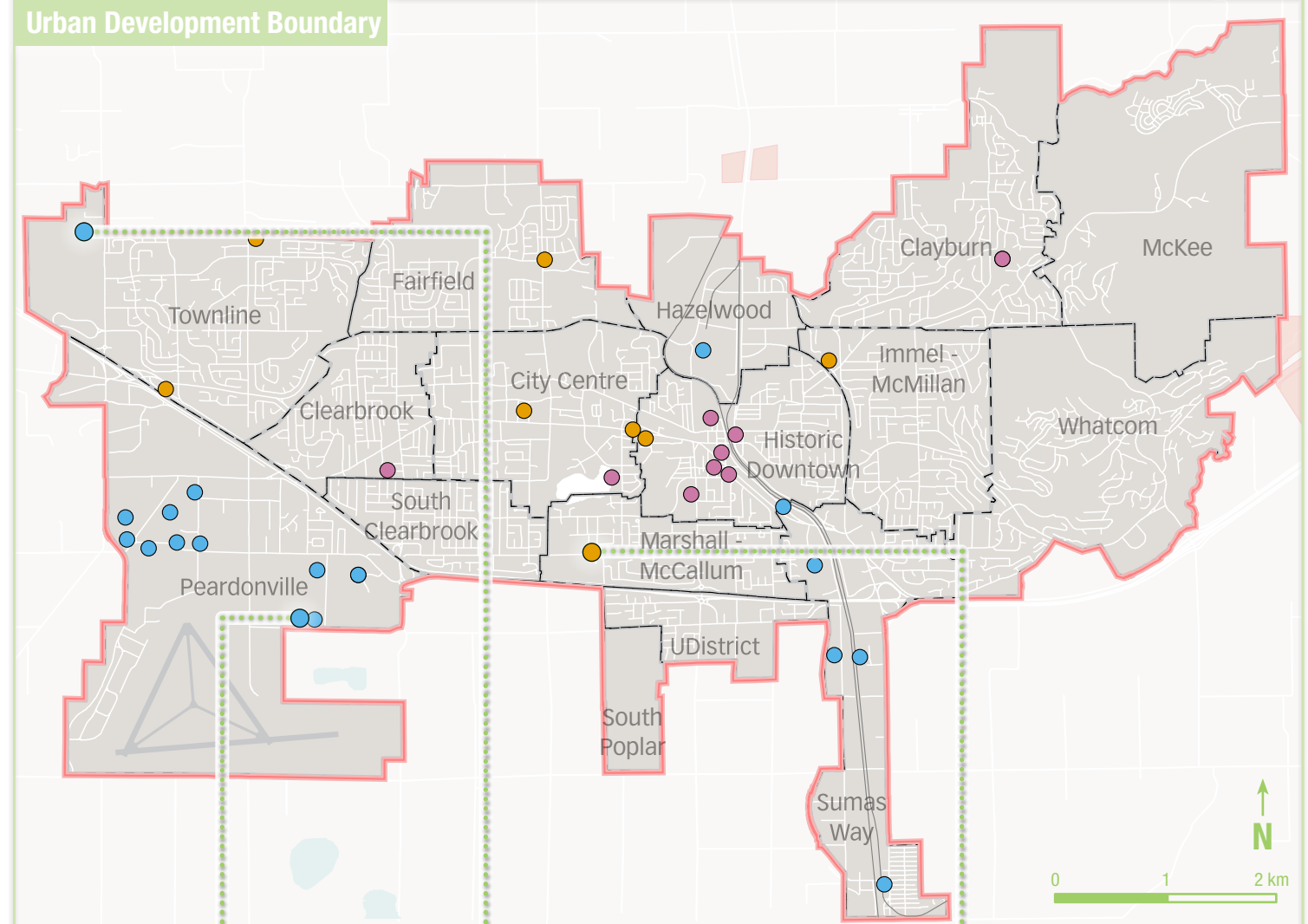
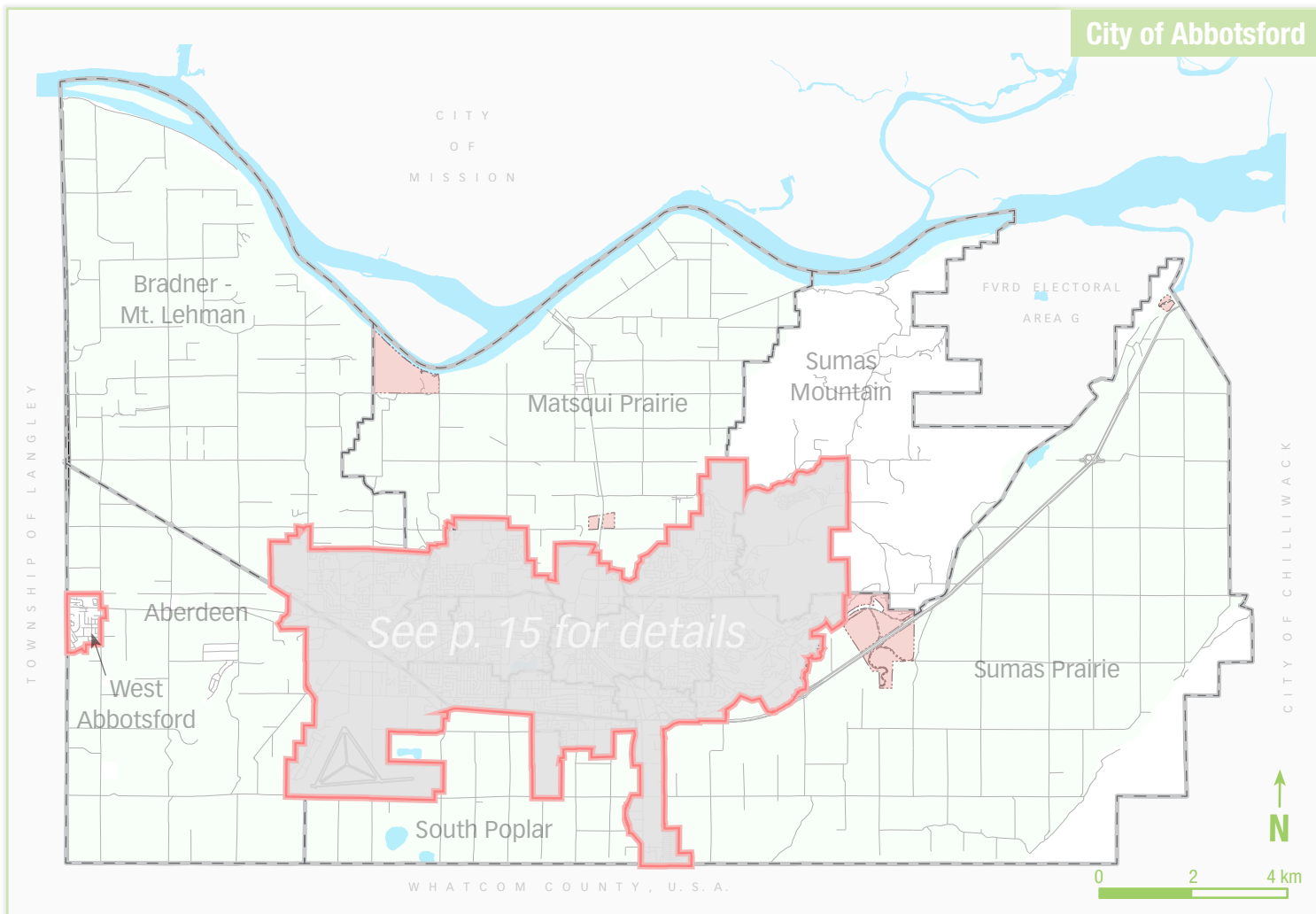


In-Stream ICI Applications

Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

- Urban Development Boundary
- Community Boundaries
- Agricultural Land Reserve
- First Nations



31509 King Rd
21,481 m²

IND



3707 Mt Lehman Rd
8,101 m²

IND



2018 Primrose St
5,381 m²

COM

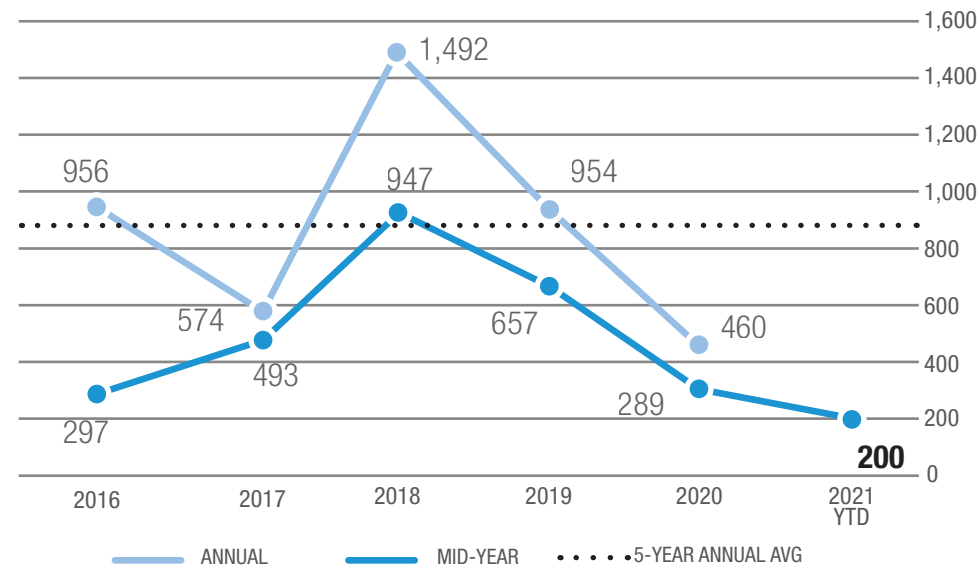


Approval & Issuance

Number of Residential Lots/Units Approved

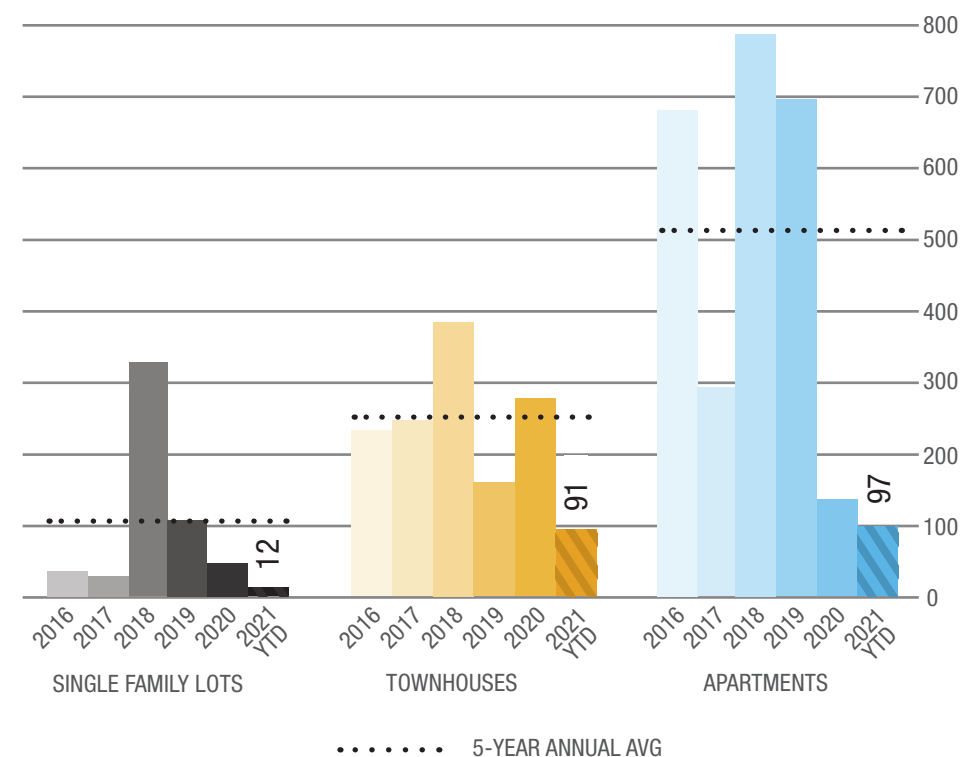
> The total number of units approved by mid-year 2021 (214) has dropped to pre-OCP levels.

Total Lots/Units Approved



Nearly 95% of approvals by mid-year 2021 were multifamily units.

Lots/Units Approved by Type

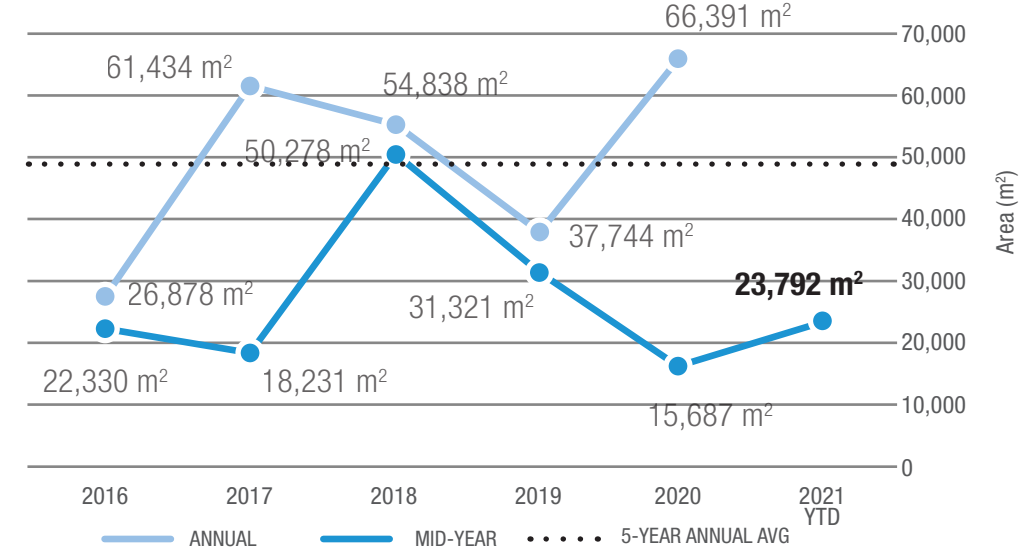


Approval & Issuance

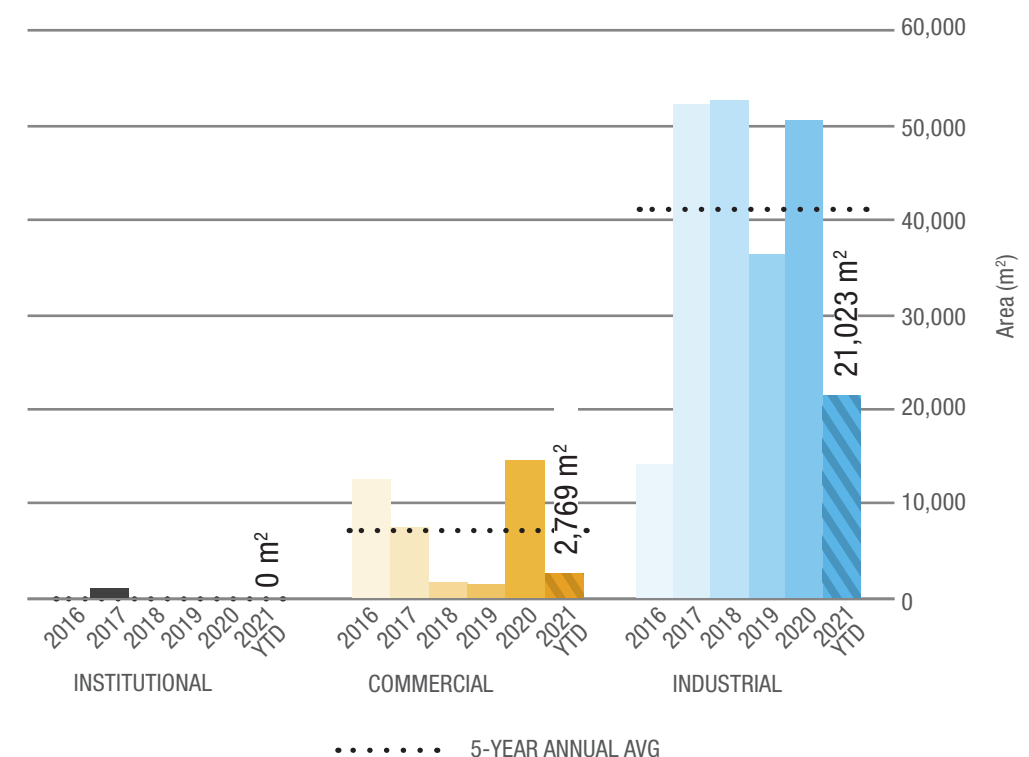
New ICI Floor Area Approved

> The total number of approved ICI (Industrial, Commercial, and Institutional) floor area rose to 23,792 m² by mid-year 2021, reversing a downward trend that began after 2018.

Total Floor Area Approved



Floor Area Approved by Type



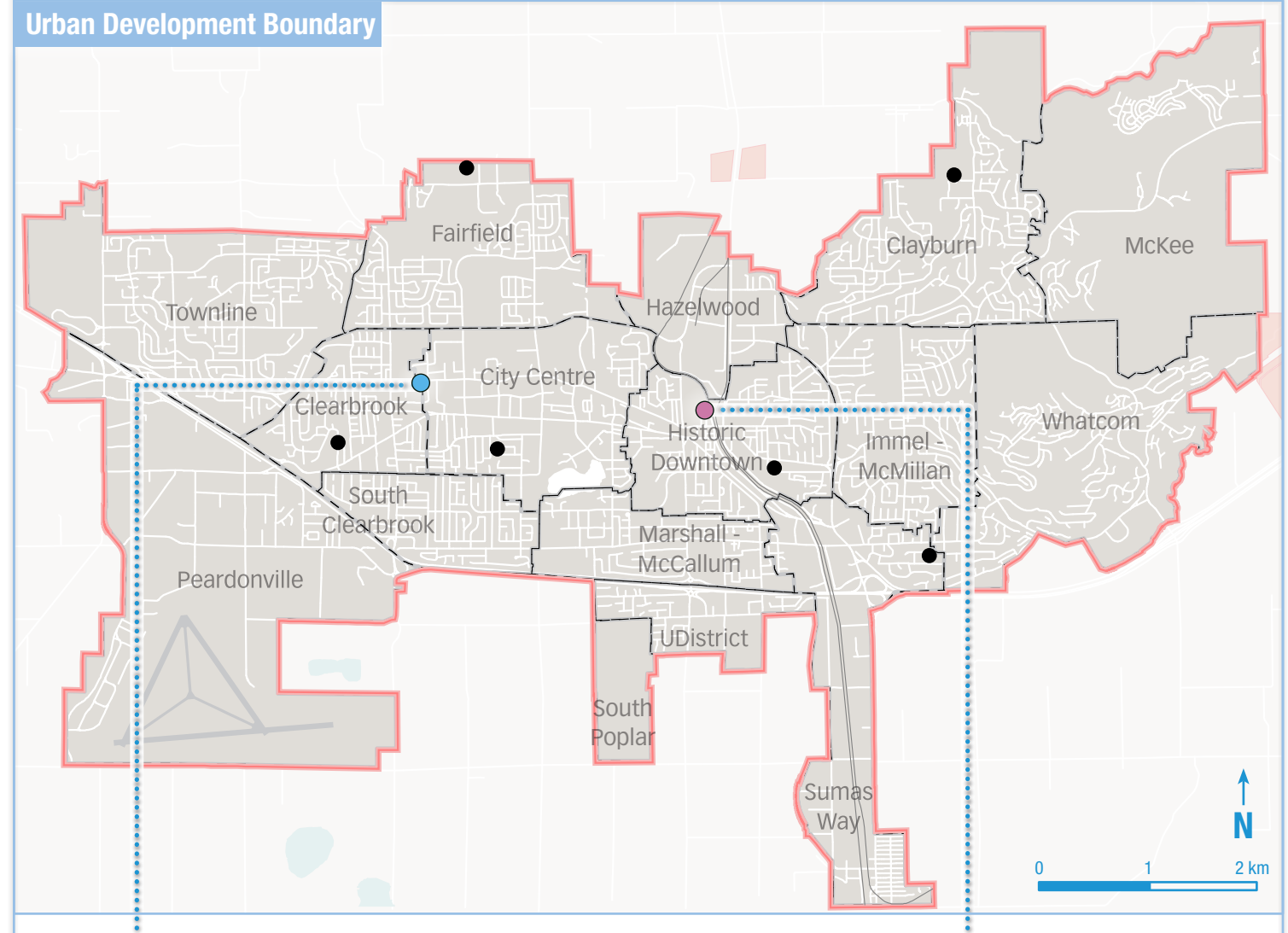
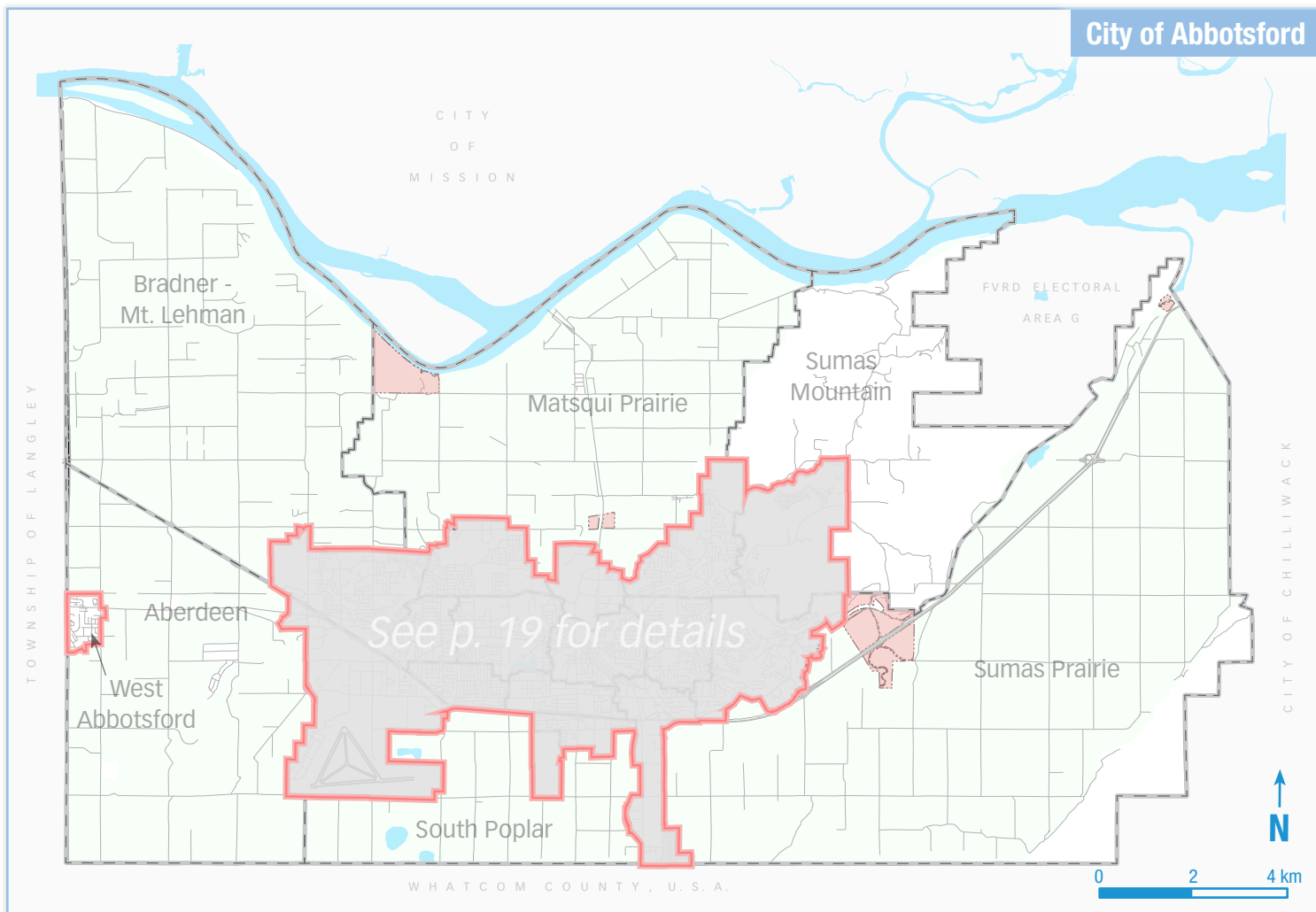
Industrial floor space approvals are on pace to meet the five-year average by year end.

Approved Residential Applications

Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

- Urban Development Boundary
- Community Boundaries
- Agricultural Land Reserve
- First Nations



32182 George Ferguson Way
97 Apartments

APT



Rail District Lot 1
91 Townhouses + 7 CRU

MU

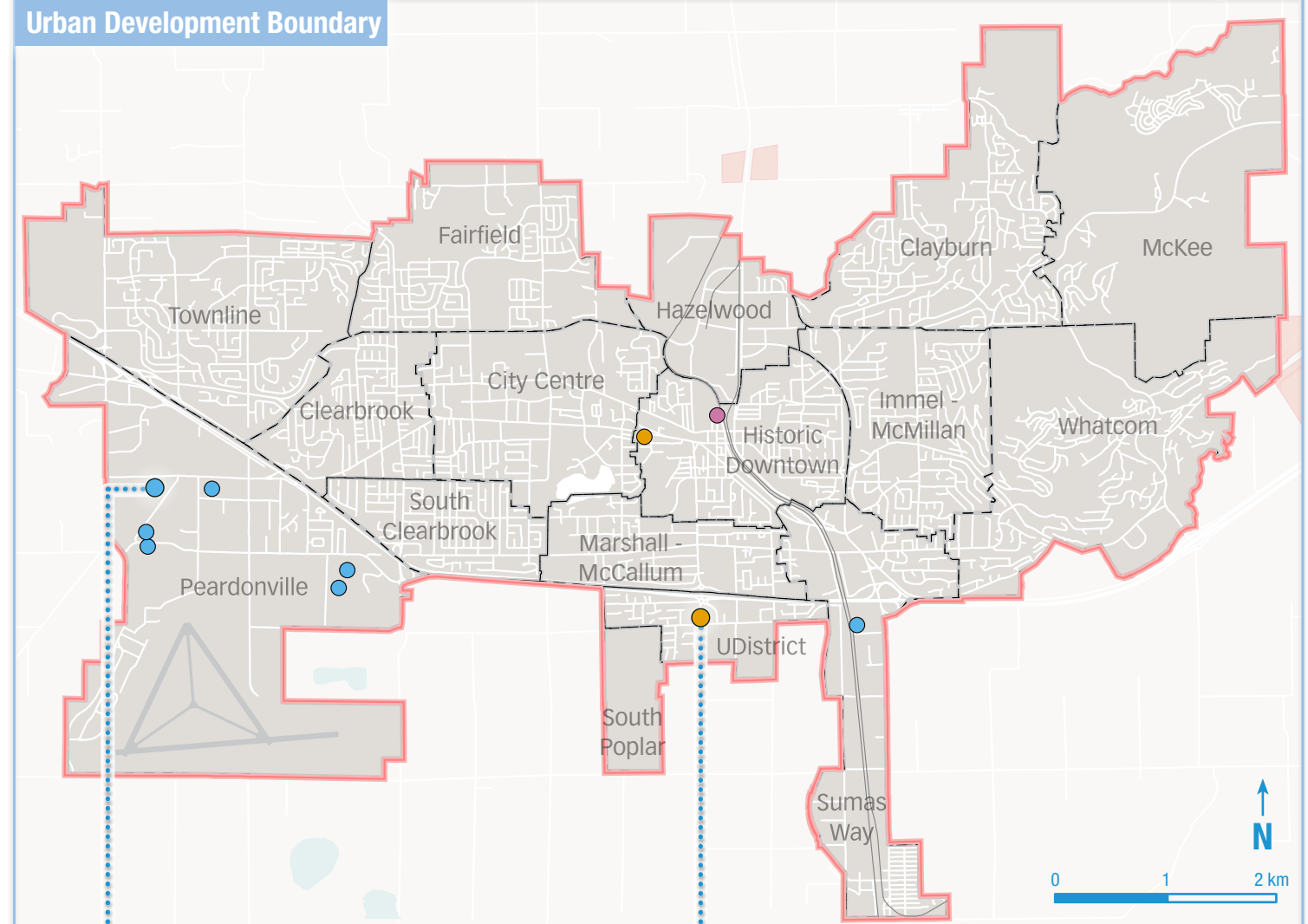
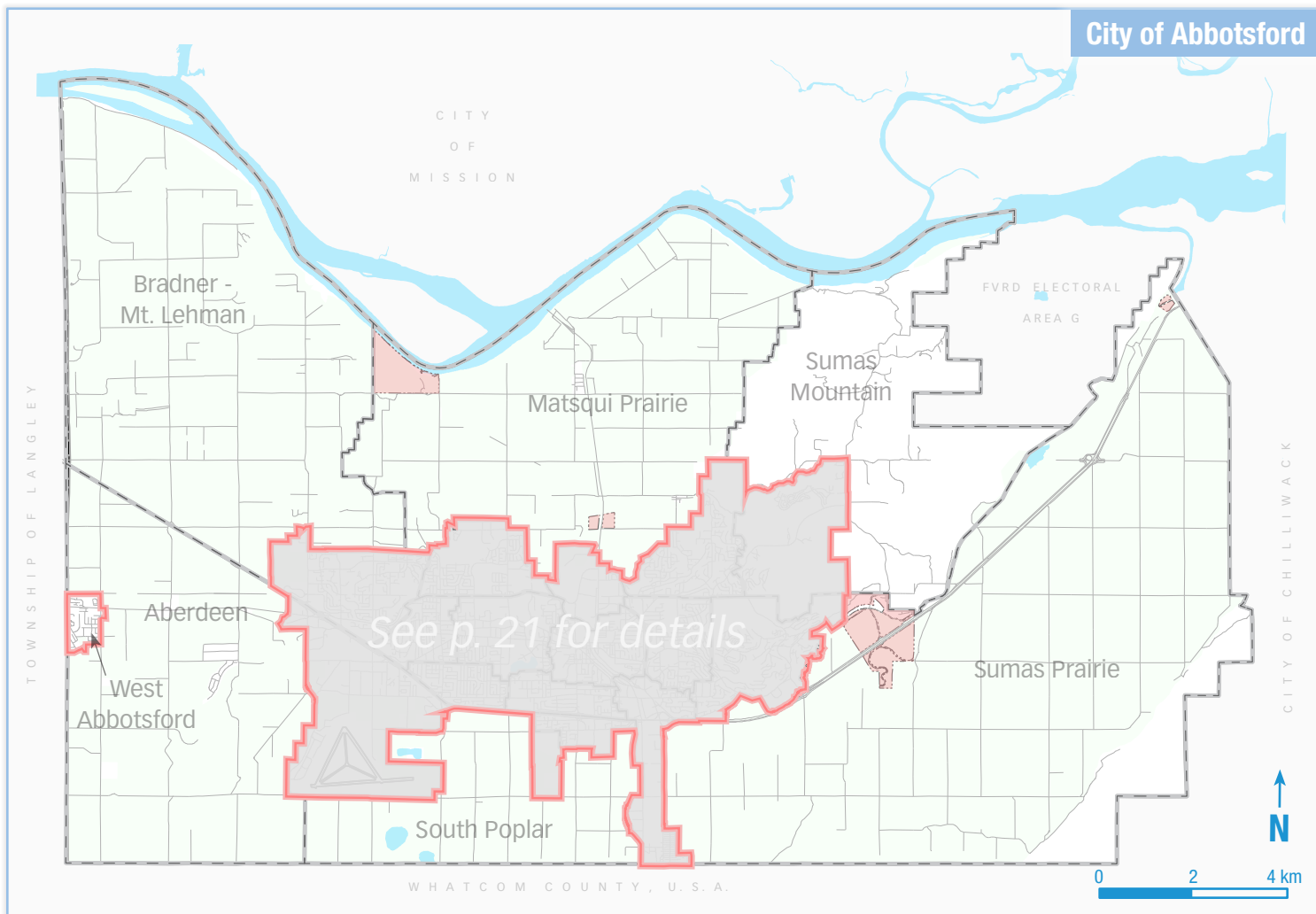


Approved ICI Applications

Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

- Urban Development Boundary
- Community Boundaries
- Agricultural Land Reserve
- First Nations



30960 Peardonville Rd
3,721 m²

IND



1626 McCallum Rd
2,403 m²

COM

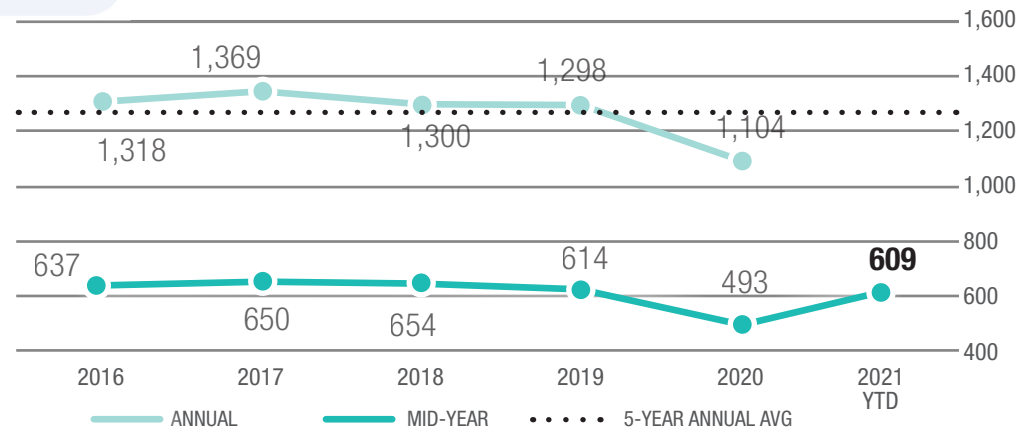


Construction

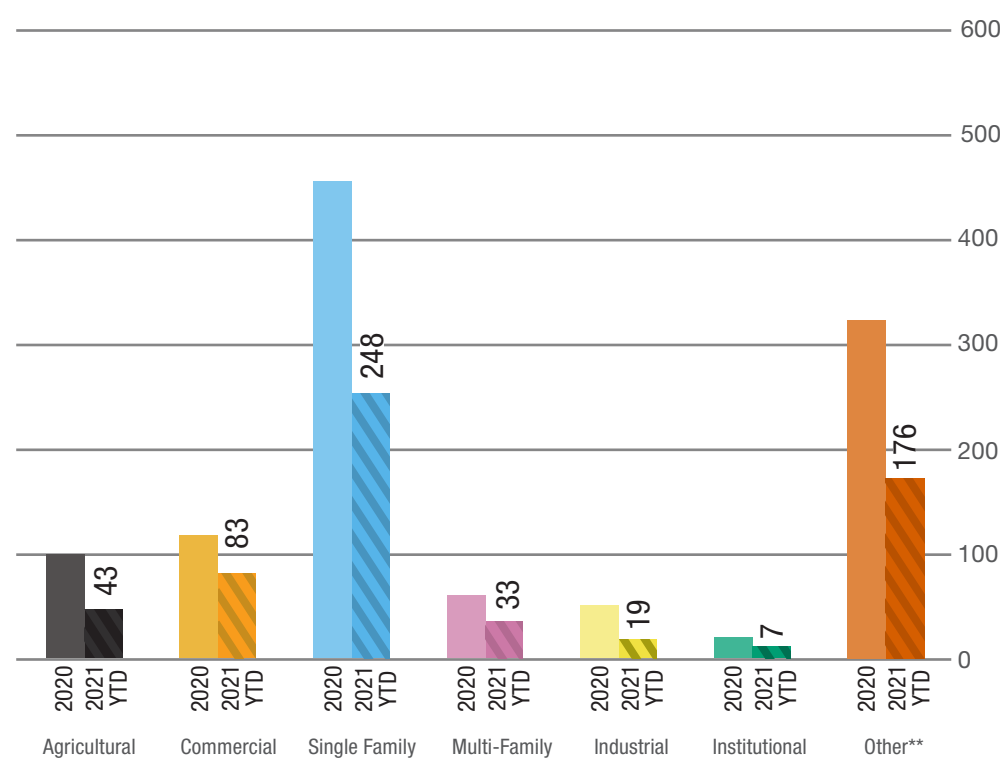
Building Permits (Number)

> The number of building permits issued in the first half of 2021 increased to 609.

Total Building Permits Issued



Total Number of Building Permits Issued by Type



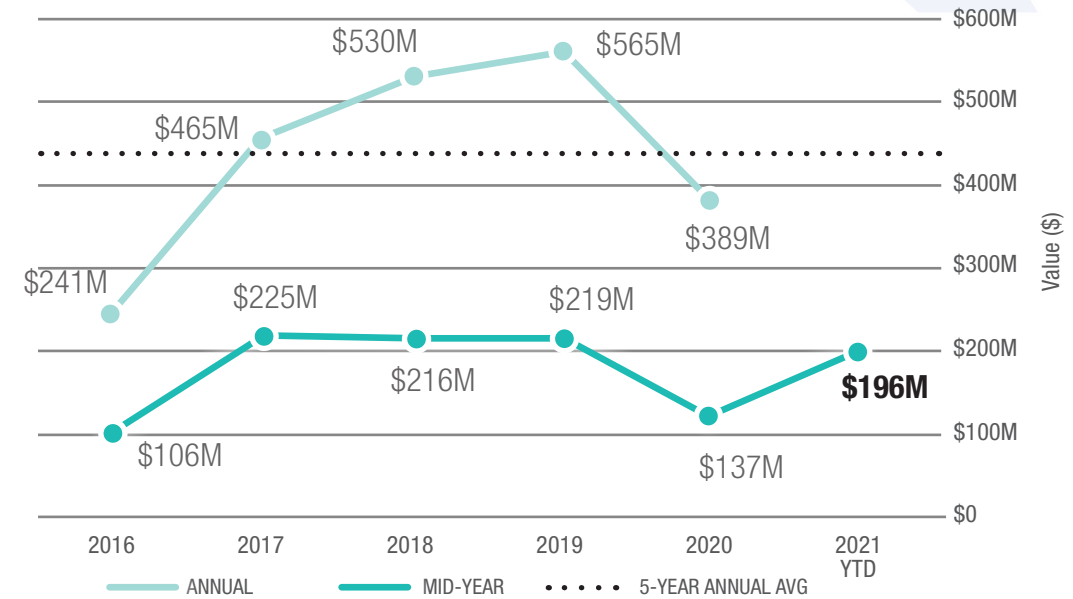
*Note: historical building permit values have been revised from previous reports to remove plumbing permits. Plumbing permit construction value is captured in the building permit construction value in accordance with Building Bylaw, 2018.

The number of mid-year agricultural, industrial, and commercial building permits remained generally on par with the previous annual totals, with some increases in single family permits.

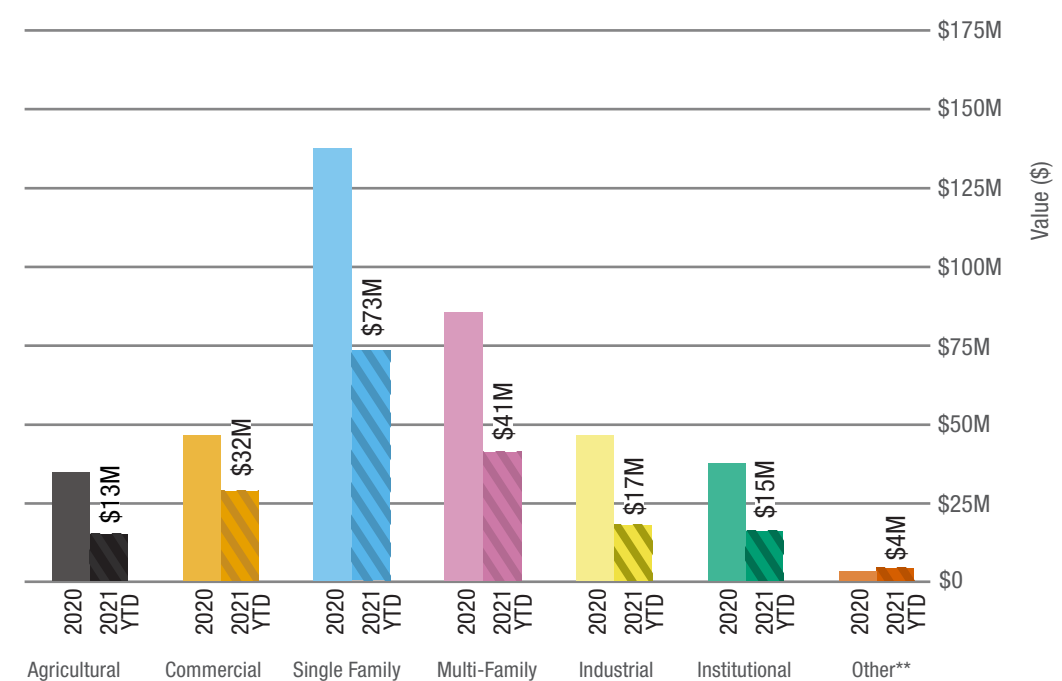
Building Permits (Value)

> After a decline in 2020 (largely due to COVID-19 uncertainty), total construction value rose to just under \$200 million at mid-year to continue a post-OCP trend.

Total Value of Building Permits Issued



Total Construction Value of Building Permits Issued by Type



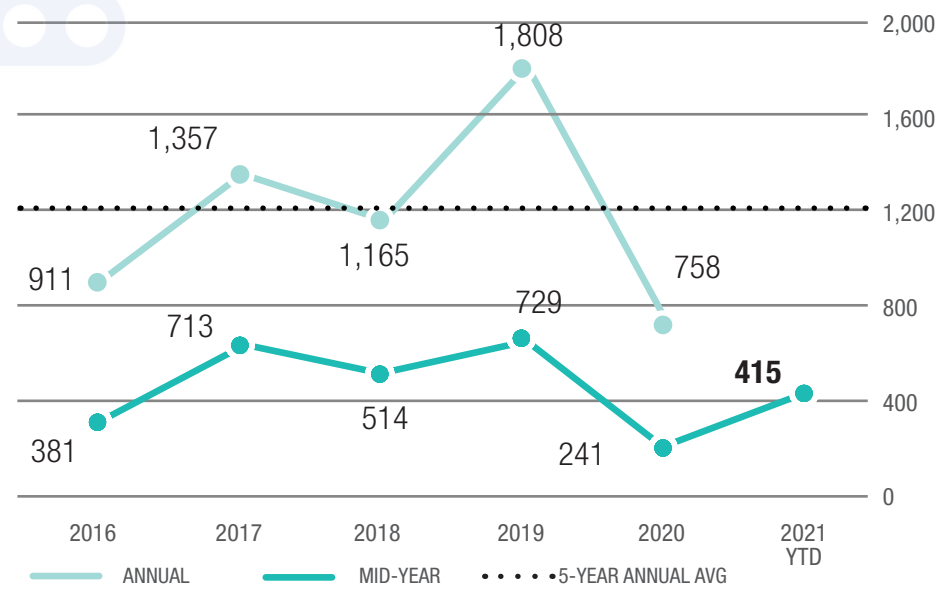
**'Other' includes associated construction permits and demolition applications.

Commercial, Single Family and Multi-family permit values are expected to meet or exceed 2020 figures by year end.

Construction

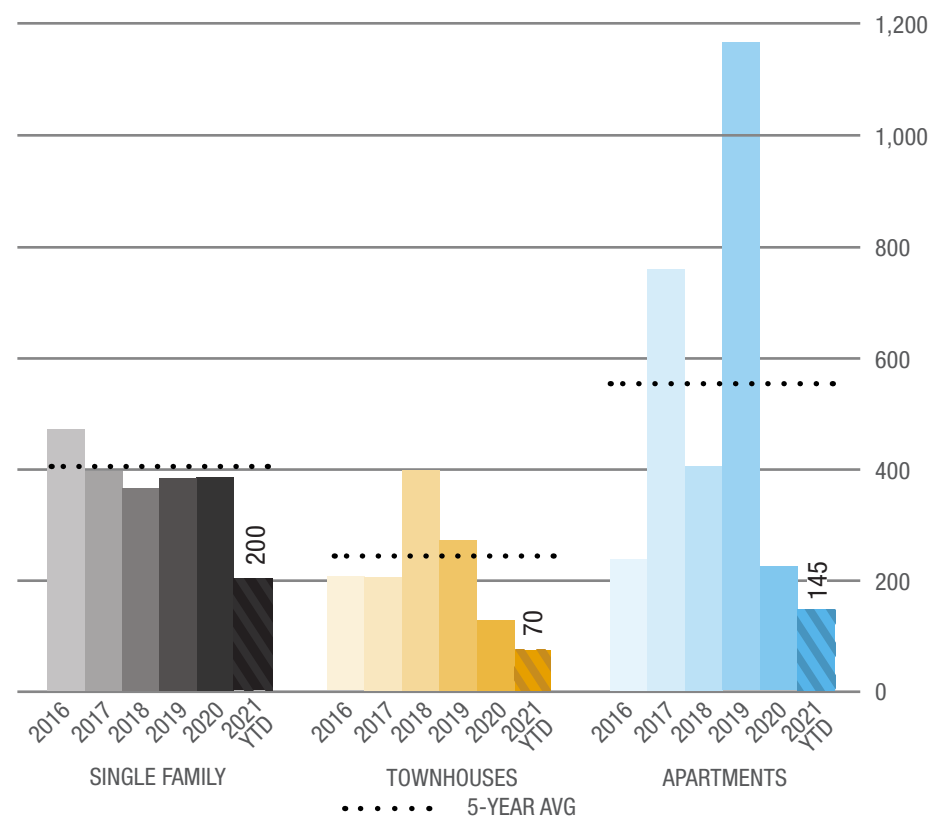
Single Family, Townhouse & Apartment Units (New Construction & Improvements)

Total Number of New Units



New residential units began a recovery closer to post-OCF figures after a low 2020 output, and will continue to hover around the 5-year average.

New Units by Type

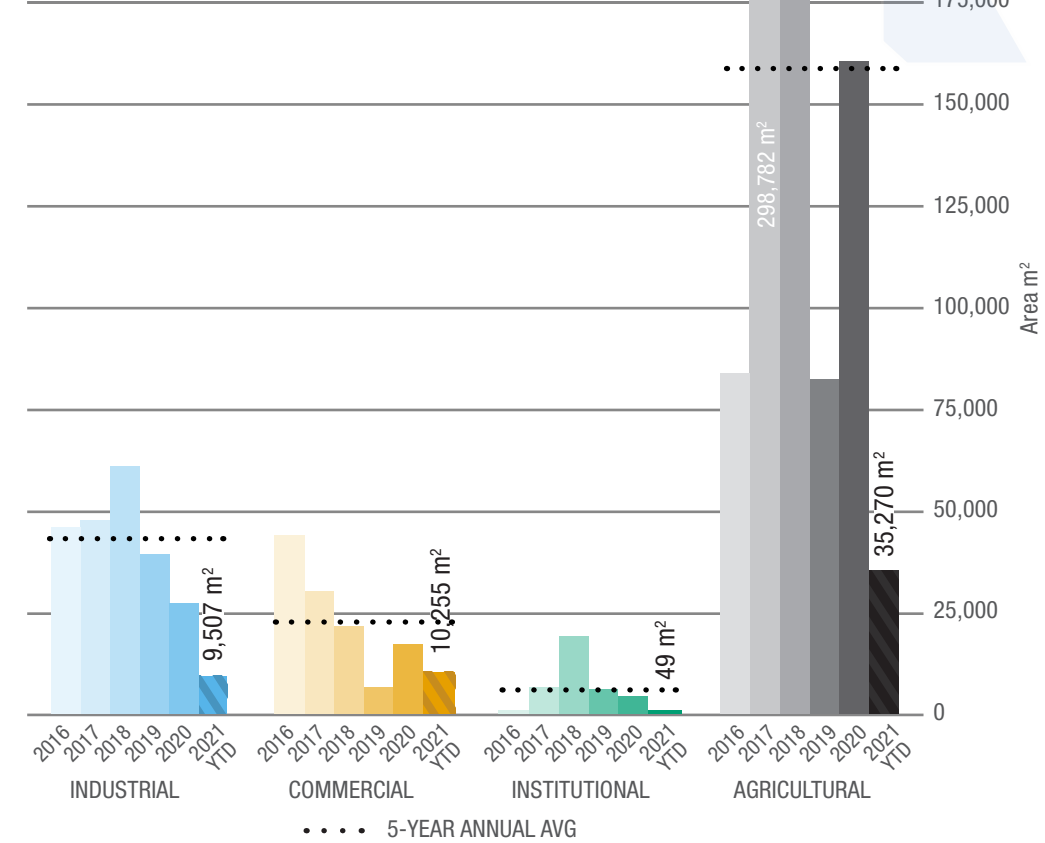


New single family units should remain close to the 5-year average, while townhouses and apartments should start to recover from the previous year.

Construction

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

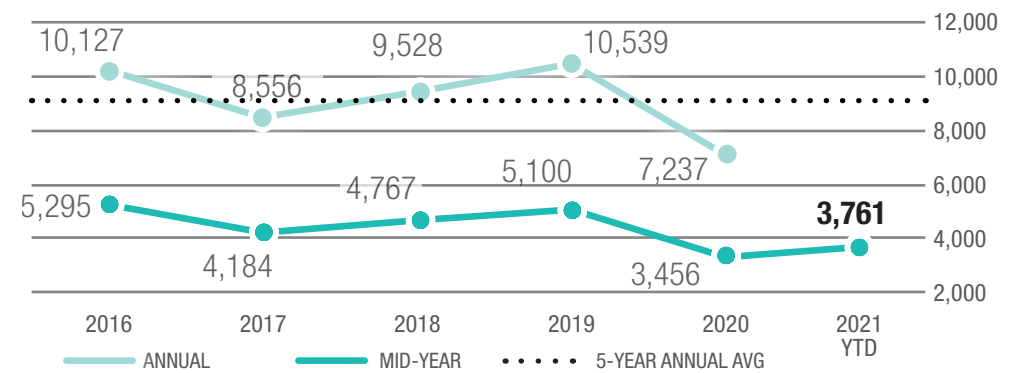
New Floor Area by Type



Agricultural floor area accounted for 64% of new non-residential construction and improvements, and continued a trend consistent with 2016 and 2019.

Building Inspections*

Total Number of Building Inspections

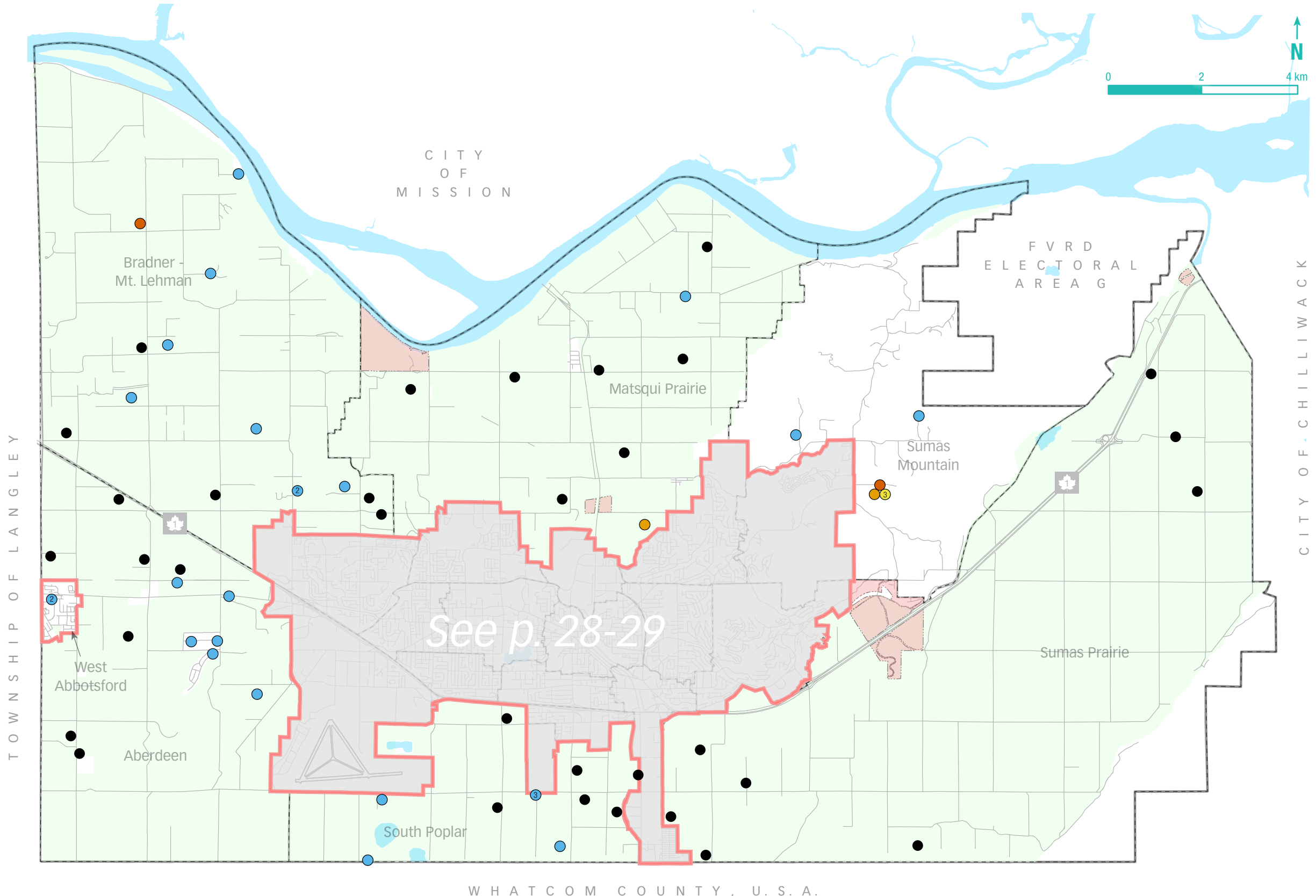


The number of building inspections for the first half of 2021 remained consistent with previous mid-year figures.

*Note: historical building inspection values have been revised from previous reports.

Issued Building Permits

New Construction & Improvements



- Construction Type**
- Agricultural
 - Single Family
 - Commercial
 - Other
- ▭ Urban Development Boundary
 - ▭ Community Boundaries
 - ▭ Agricultural Land Reserve
 - ▭ First Nations

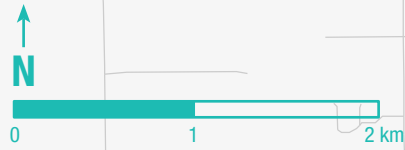
Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2021. Includes new single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional construction/floor space.

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

WHATCOM COUNTY, U.S.A.

Issued Building Permits

New Construction & Improvements

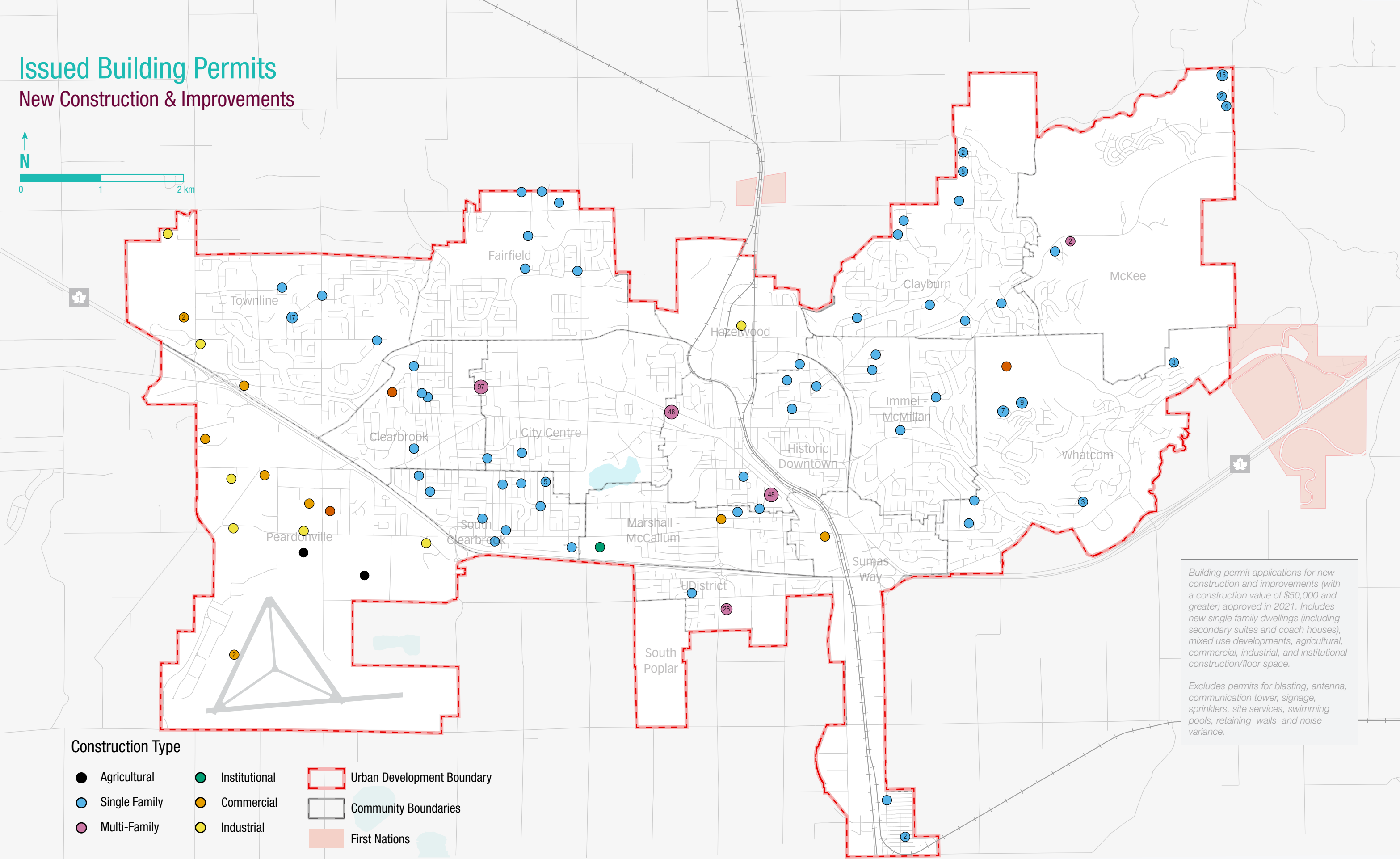


Construction Type

- Agricultural
- Single Family
- Multi-Family
- Institutional
- Commercial
- Industrial
- ▭ Urban Development Boundary
- ▭ Community Boundaries
- ▭ First Nations

Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2021. 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.



2021 Current Initiatives



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).

JAN

McKee Neighbourhood Plan

Q1-Q2 2021

Staff worked with an engineering consultant to undertake a preliminary technical analysis of the infrastructure that will be required to facilitate future development. In late June, the preliminary technical analysis was shared with key stakeholders for review and comment.

FEB

AgRefresh

Q1 2021

Staff met with the Agriculture Advisory Committee on specific AgRefresh topics, and continued preparation of draft policies and regulations. The City continued to monitor the Provincial 'ALR Residential Flexibility Initiative' regarding small accessory residences.

MAR

APR

AgRefresh

Q2 2021

Staff continued work a draft Stage 3 Report, preparing draft policies, regulations, and a bylaw compliance approach.

MAY

JUN

Zoning Bylaw Update

JANUARY - FEBRUARY 2021

Staff introduced the Zoning Bylaw Update project to three Council Committees: Development, Transportation and Infrastructure; Community, Culture and Environment; and Business, Innovation and Public Affairs.

Zoning Bylaw Update

APRIL - MAY 2021

Staff provided an update to Council about the early ideas being explored in the Zoning Bylaw Update project, and also shared the ideas with three Council Committees: Development, Transportation and Infrastructure; Community, Culture and Environment; and Business, Innovation and Public Affairs.

Zoning Bylaw Update

MAY - JUNE 2021

Staff continued to refine the early ideas and prepare draft regulations for continued engagement and consultation, which will occur in the fall of 2021.

Q1

Q2



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



A **Zoning Bylaw Update** is underway in accordance with Council's 2019-2022 Strategic Plan. This project includes a comprehensive review of the Residential, Parking and Density Bonus/CAC provisions of the Zoning Bylaw, as well as a concurrent administrative housekeeping update.

For updated information on our planning initiatives, please visit:

abbotsford.ca/business-development/community-planning

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