



# 2022

## ANNUAL REPORT

### Planning & Development Services





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Cover image: an approved Development Permit application and Rezoning for 33160 Plaxton Crescent.  
Image by: WCI Rally Collaborative

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](https://abbotsford.ca/business-development)



## Introduction

The 2022 Planning and Development Services (PDS) Annual Report summarizes how we've progressed over the year. 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.

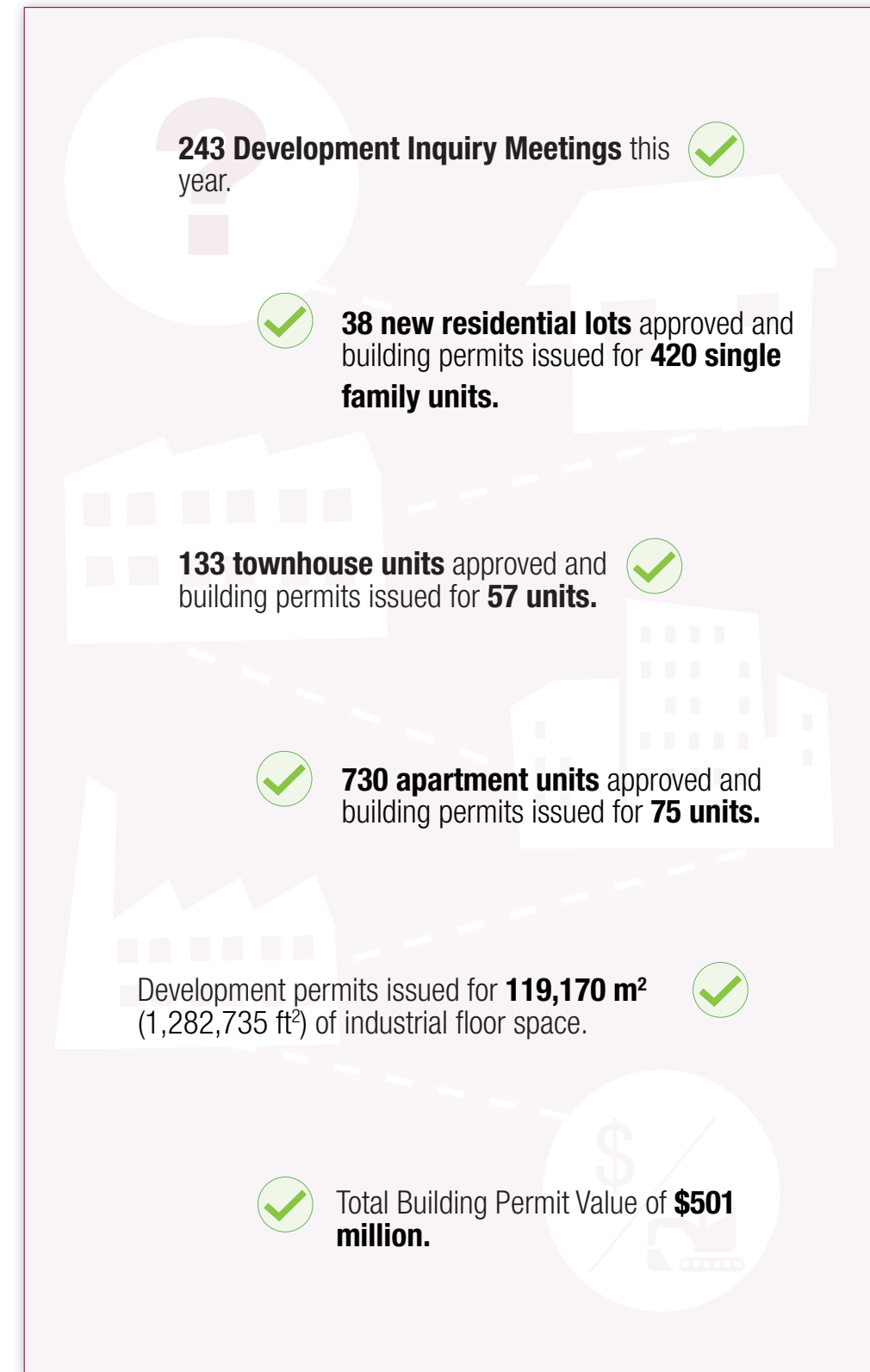
### Approval and Issuance

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.

## 2022 Highlights



The 2022 PDS Annual Report shows where we are today with activity and trends.

PDS reports statistics on department activity twice a year.

For more information, please visit:

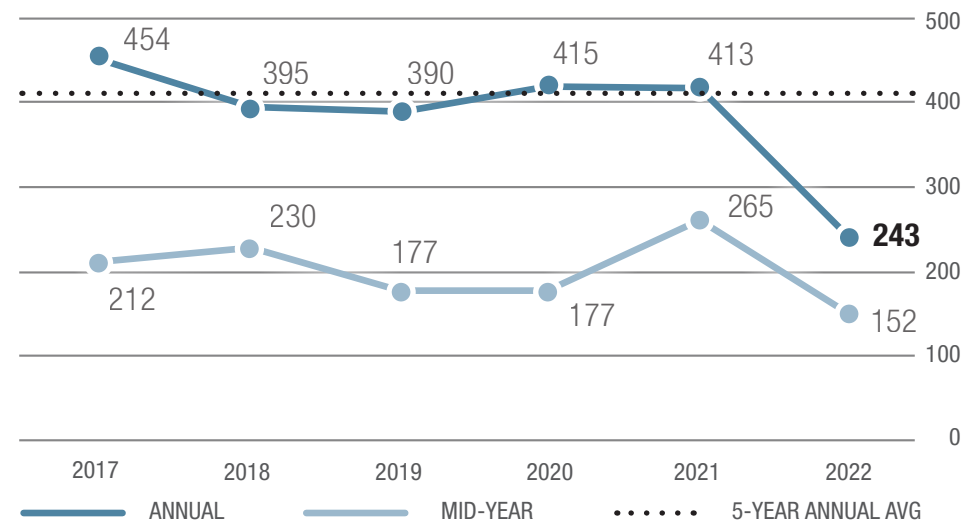
[abbotsford.ca/business-development/statistics](https://abbotsford.ca/business-development/statistics)

# Inquiry, Submission & Review

## Development Inquiry Meetings

> In total, staff coordinated 243 DIMs through 2022, a decrease of over 40% from the previous year.

Total Number of DIMs

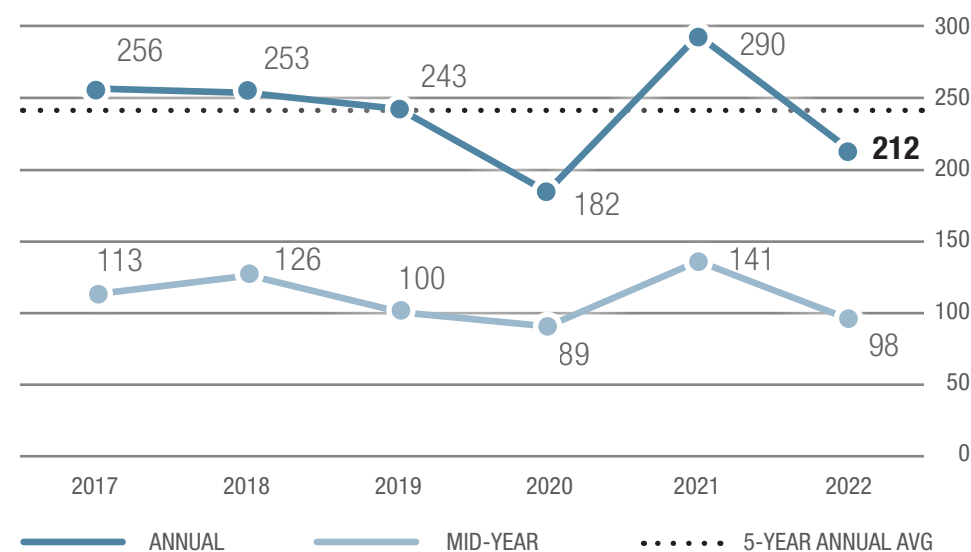


Development Inquiry Meetings (DIMs) are intended to provide preliminary comments to land owners and developers considering development in respect to the Official Community Plan, Development Permit Areas/Guidelines, zoning, and anticipated off-site upgrades.

## Land Development Applications Received

> The total number of land development applications received in 2022 (212) decreased by 25% from the previous year, falling below the five-year average.

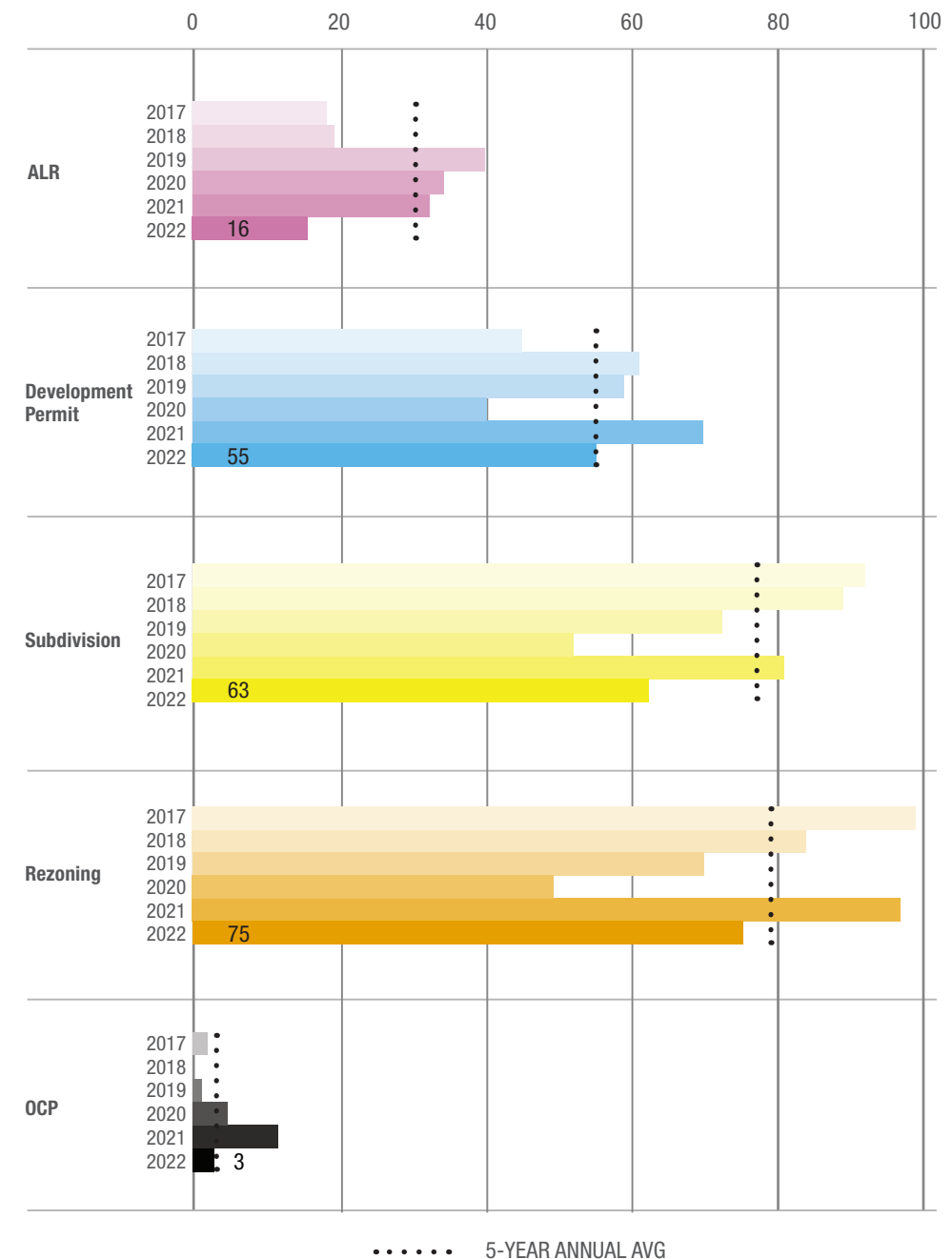
Total Land Development Applications Received



## Land Development Applications Received (cont'd)

> Development Permit applications, Subdivision applications, and Rezoning applications all decreased by approximately 20% compared to the previous year. Agricultural Land Reserve applications received (16) in 2022 were the lowest observed in five years.

Land Development Applications Received by Type



A decline in development activity resulted in annual decreases for all five application types. All application types received in 2022 fell below the 5-year average, with the exception of Development Permit applications.

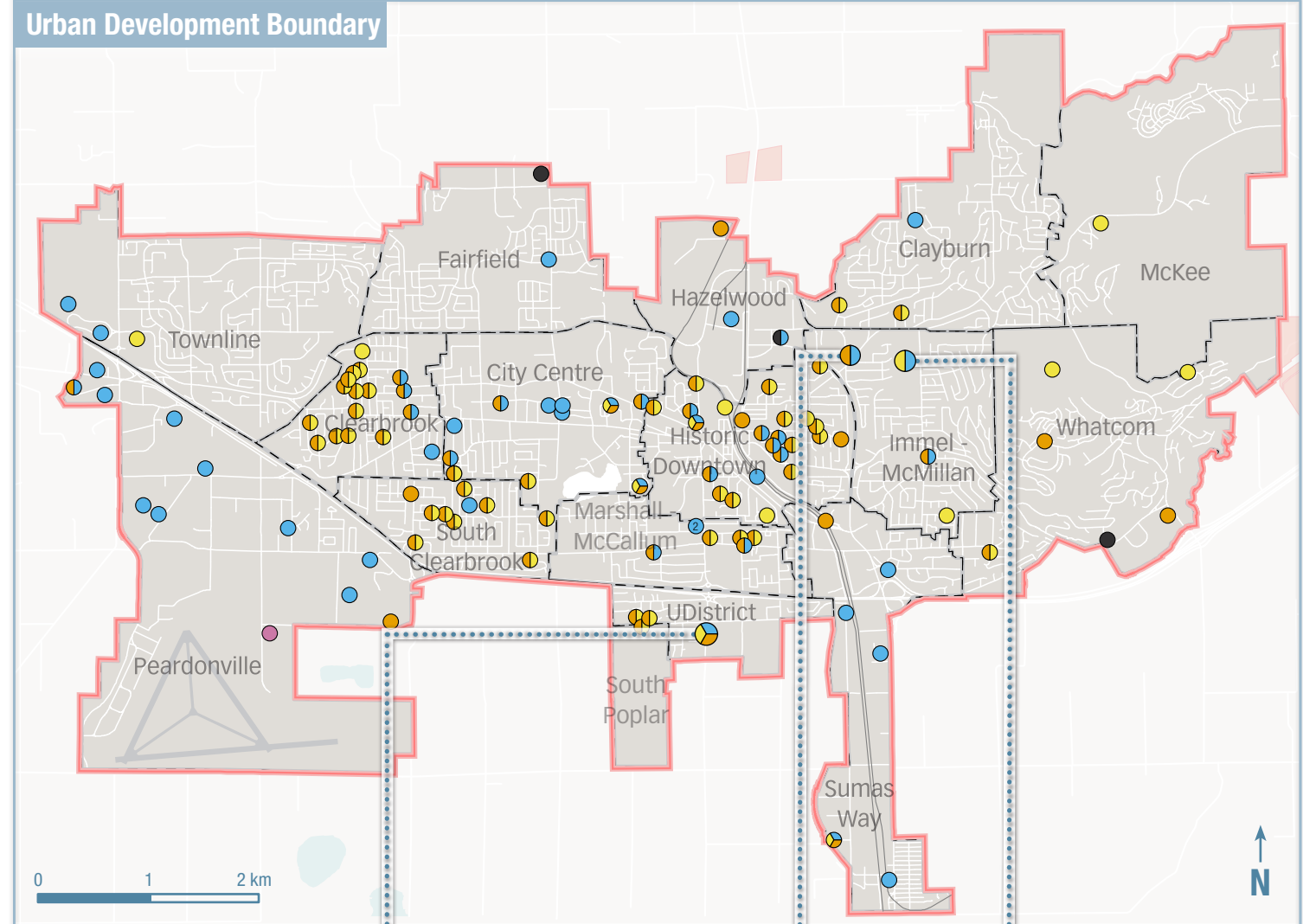
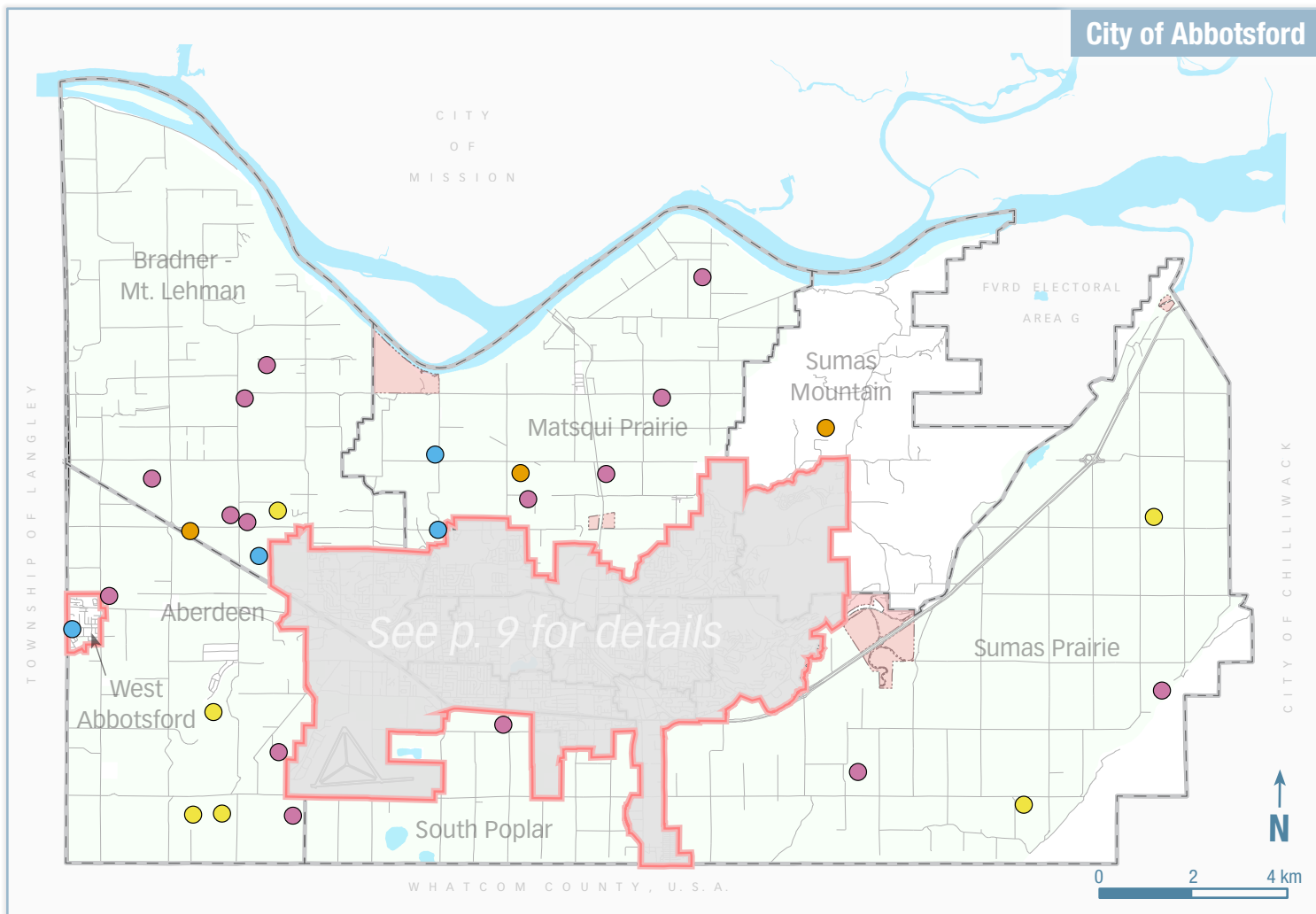


# Land Development Applications Received

## Application Type

- Agricultural Land Reserve
- Development Permits
- OCP Amendments
- Rezoning
- Subdivisions
- Rezoning + Subdivision
- Rezoning + Development Permit
- Subdivision + Development Permit
- Rezoning + Subdivision + Development Permit
- OCP Amendment + Development Permit

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



**1524 Kimberley St**  
3 Rowhouses ● ● ●



**3063 Old Clayburn Rd**  
123 Apartments ● ●



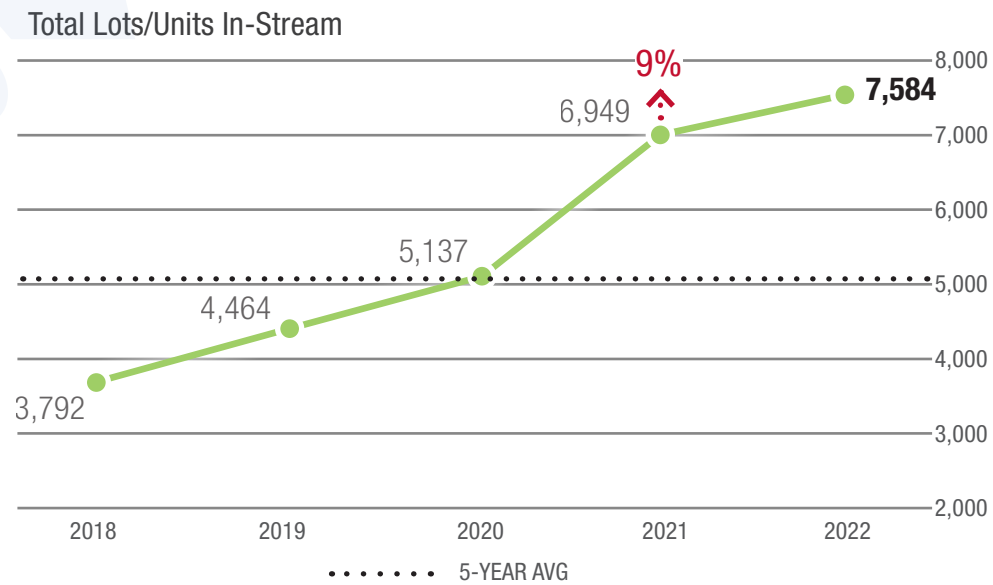
**2857 McMillan Rd**  
190 Townhouses ● ●



## In-Stream Residential Applications

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

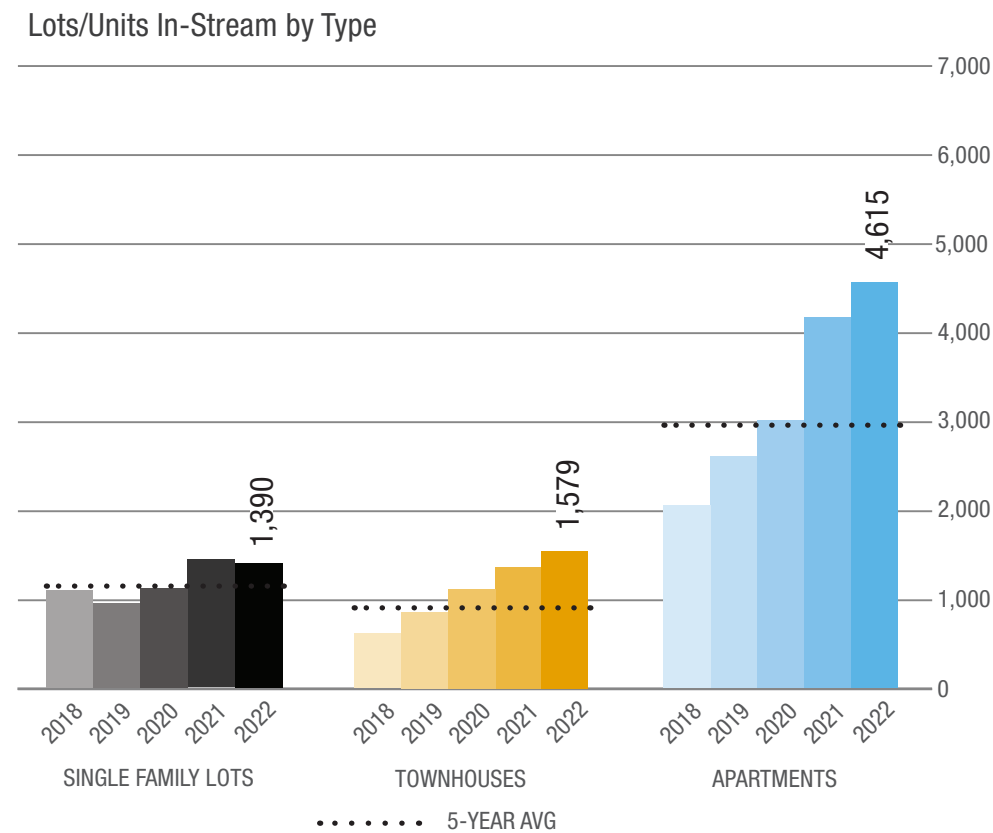
- > The total number of lots/units in-stream in 2022 (7,584) increased by 9% from the same period in 2021 (6,949). The number of apartment units in-stream set a year-end record high at 4,615.



In-stream applications refer to applications currently under staff review. They are a point-in-time snapshot recorded at the end of the year.

Total units in-stream remained at a high level at the end of 2022.

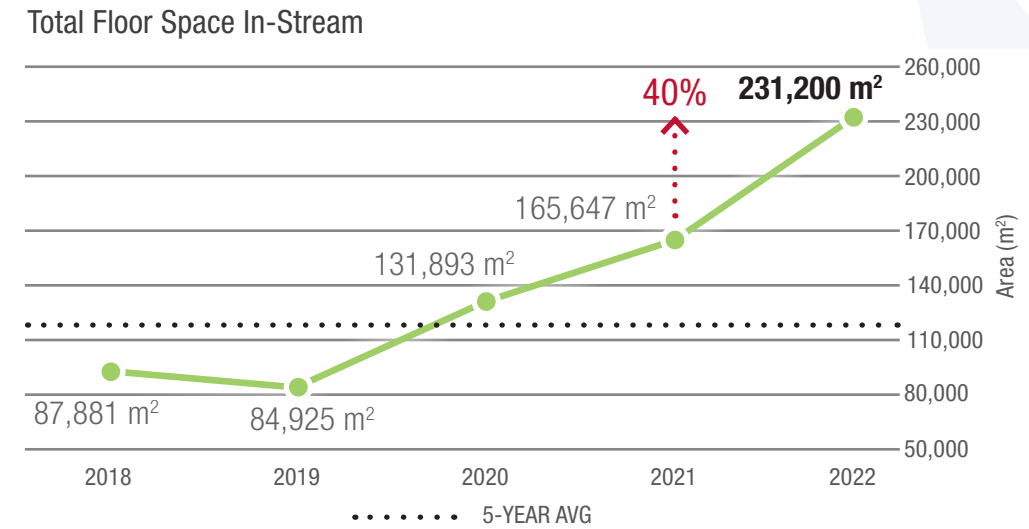
Multi-family units have been increasing consistently over previous years, while single family lots decreased slightly compared with 2021.



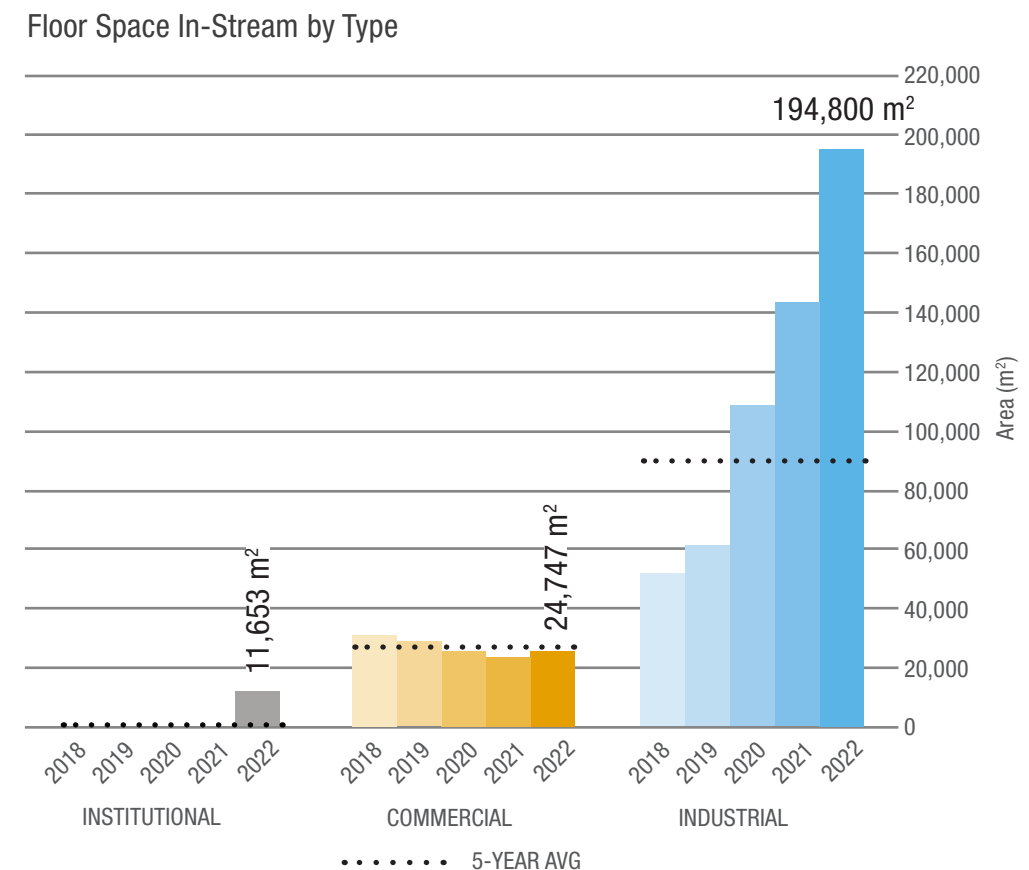
## In-Stream ICI Applications

### Institutional, Commercial, & Industrial Floor Space

- > The total number of new ICI (Industrial, Commercial, and Institutional) floor area in-stream in 2022 (231,200 m<sup>2</sup>) saw an increase of 40% compared to the same period in 2021.



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 record high of 194,800 m<sup>2</sup>.

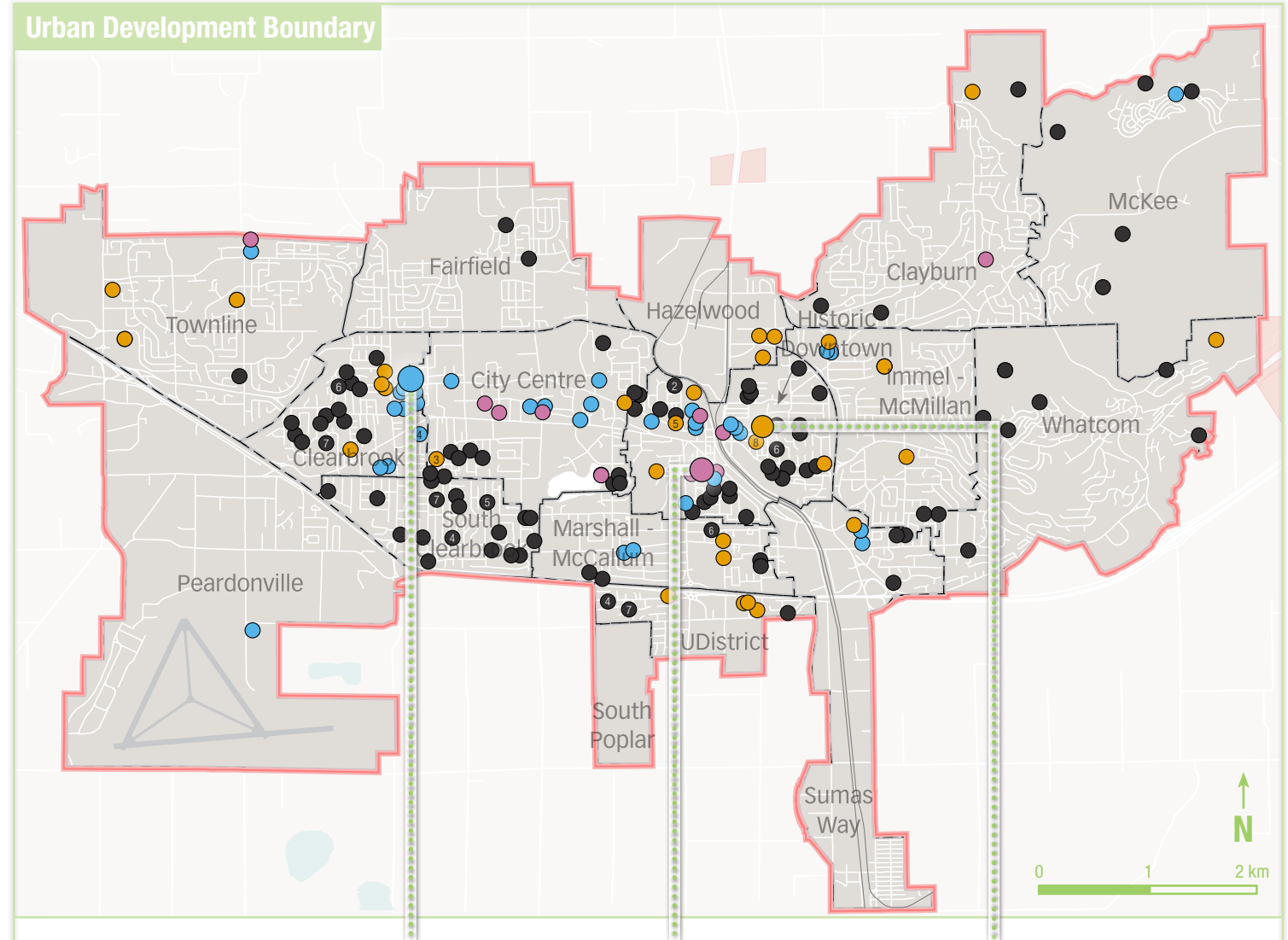
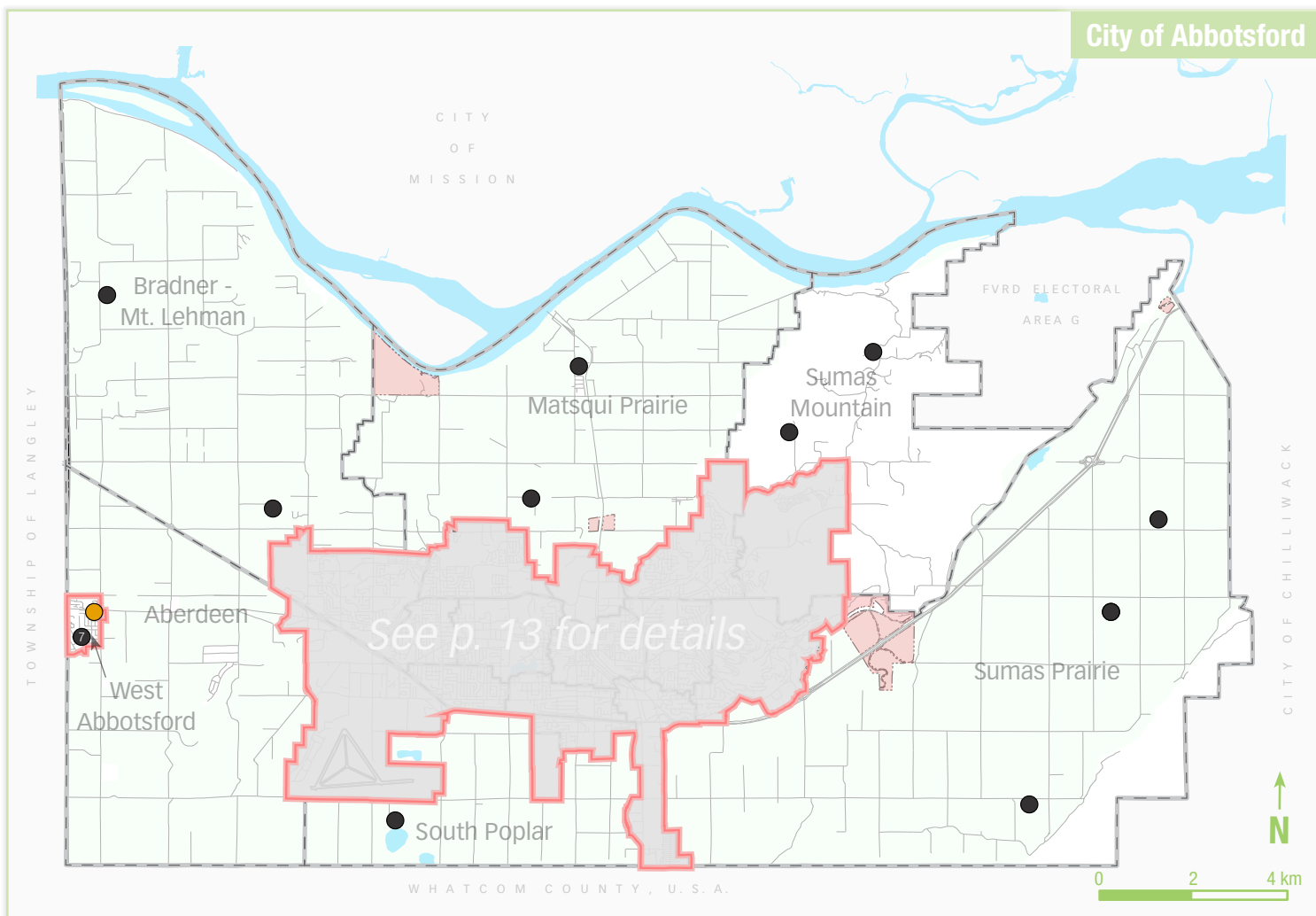


# In-Stream Residential Applications

## Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

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



**32076 George Ferguson Way**  
12 Apartments

APT



**33671 McDougall Ave**  
25 Apartments +  
1 CRU

MU



**33951 Essendene Ave**  
8 Rowhomes

RH

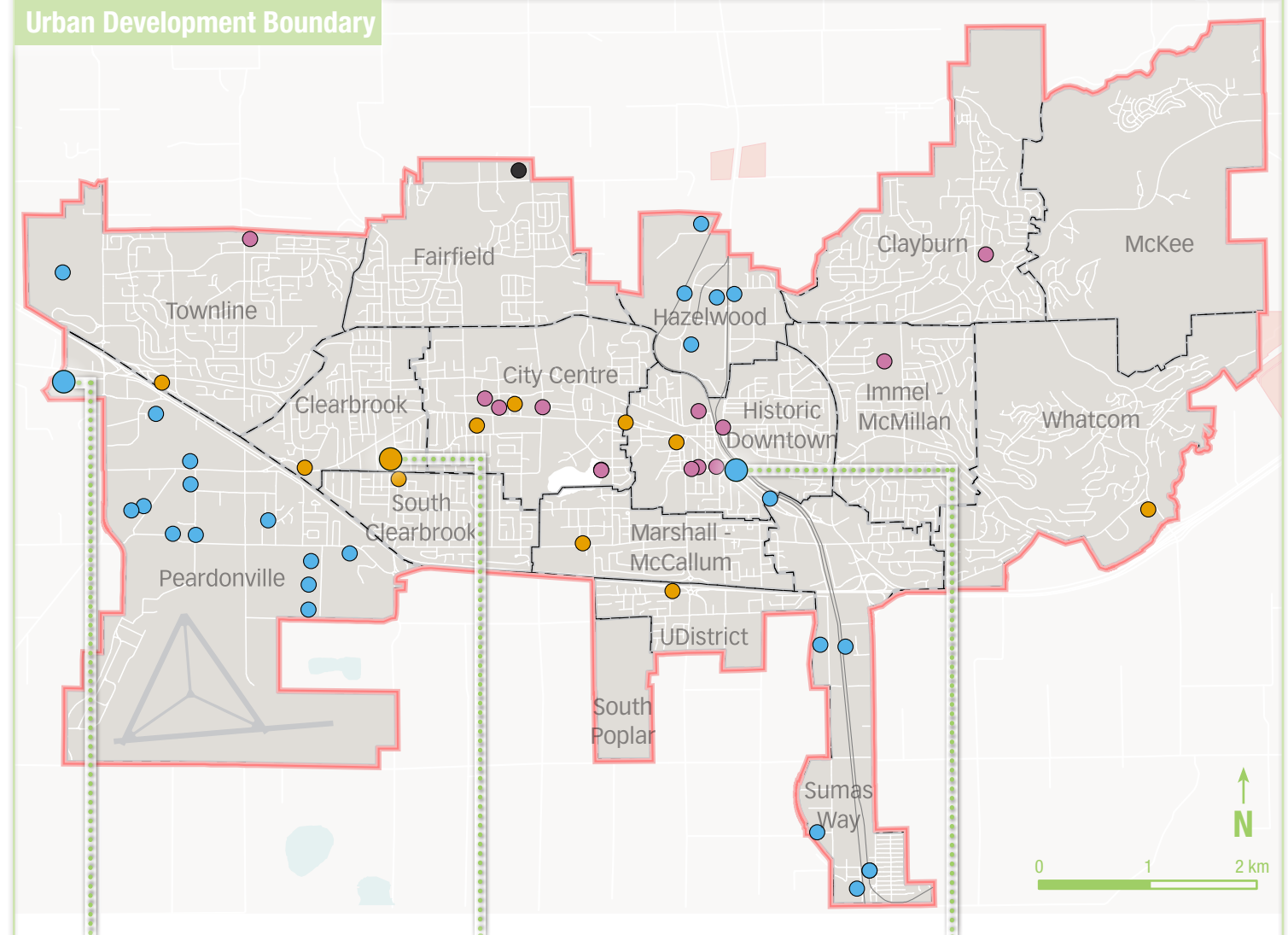
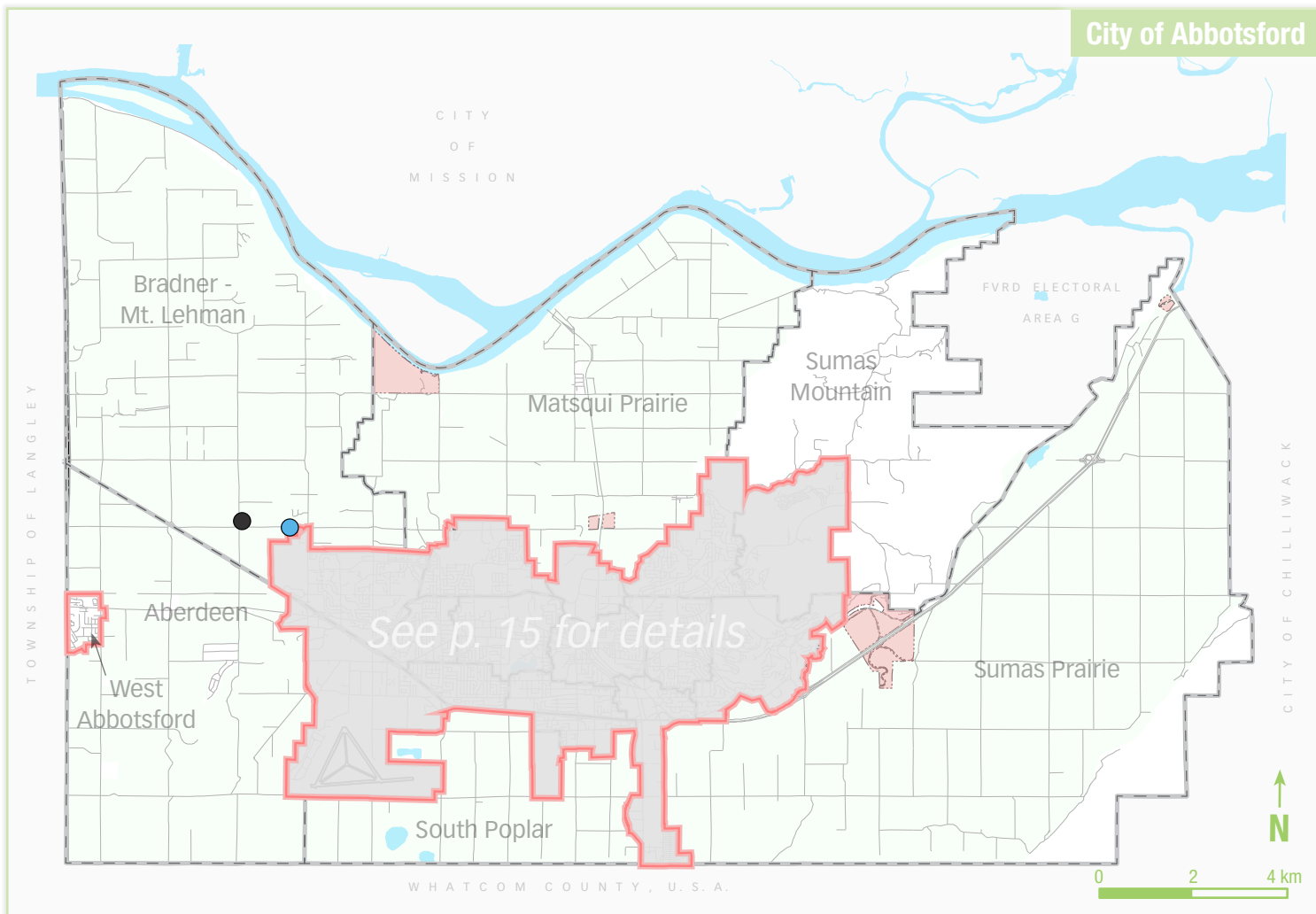


# In-Stream ICI Applications

## Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

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



**30189 Old Yale Rd**  
1,672 m<sup>2</sup>

IND



**2467 Clearbrook Rd**  
378 m<sup>2</sup>

COM



**2444 West Railway St**  
617 m<sup>2</sup>

IND



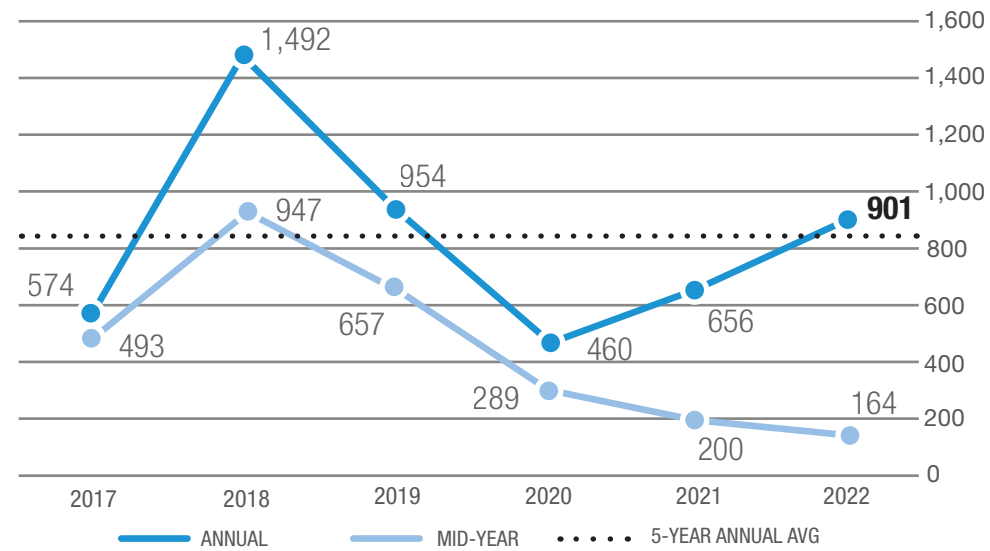


# Approval & Issuance

## Number of Residential Lots/Units Approved

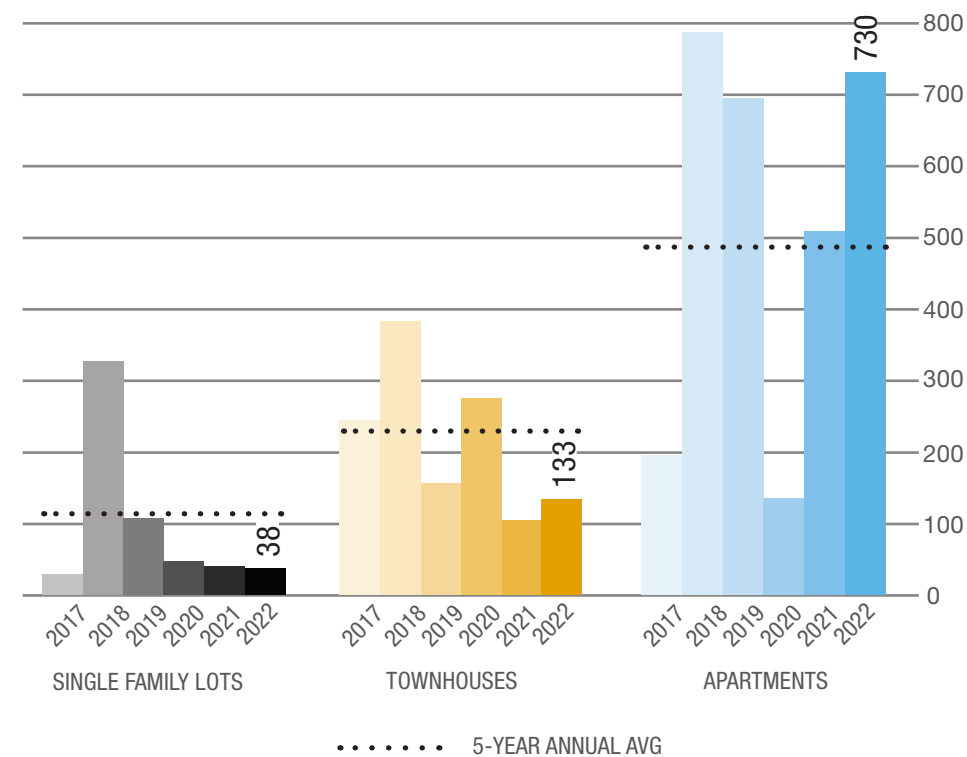
> Despite a low mid-year figure, the total residential lots/units approved in 2022 increased by 37% from the same period in 2021, surpassing the 5-year annual average.

Total Lots/Units Approved



Multi-family units continue to make up the majority of approvals at 96%.

Lots/Units Approved by Type

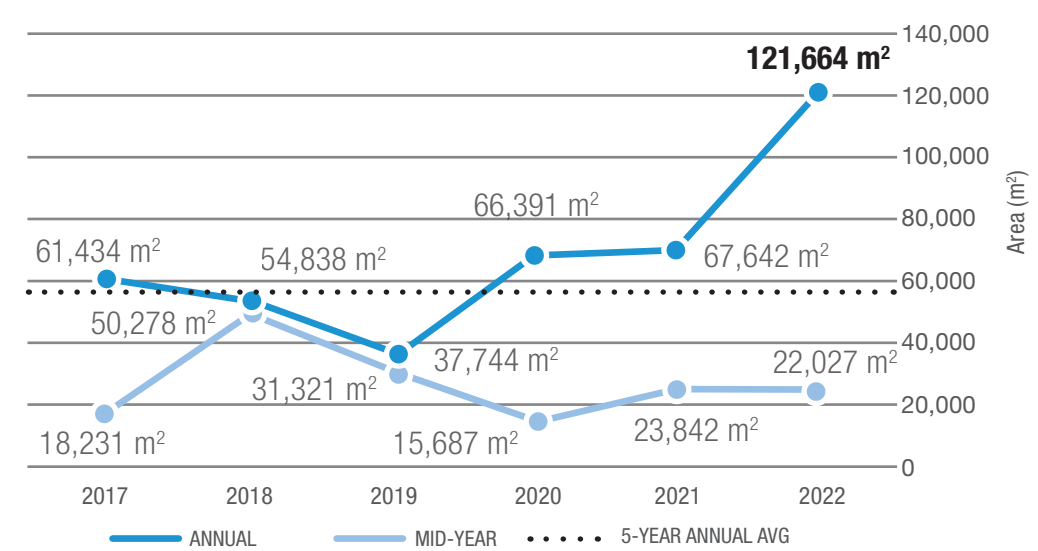


# Approval & Issuance

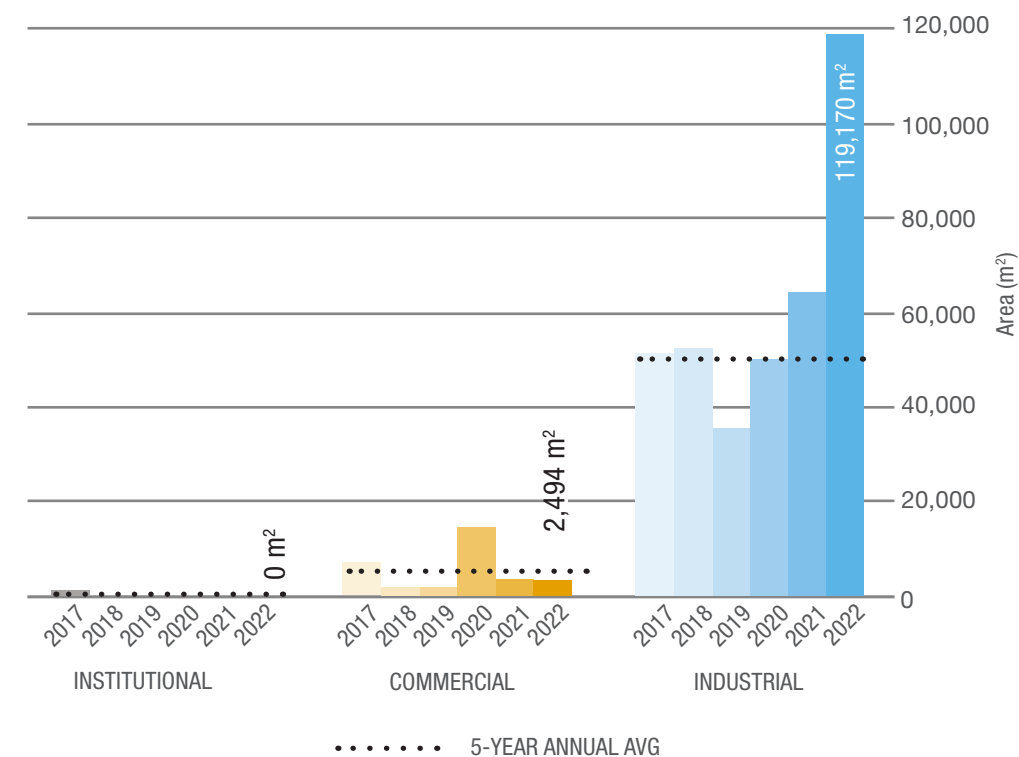
## New ICI Floor Area Approved

> Despite a low mid-year figure, the total number of approved ICI (Industrial, Commercial, and Institutional) floor area climbed significantly in 2022. At 121,664 m<sup>2</sup>, ICI floor area increased to record levels once again and nearly doubled that of 2021.

Total Floor Area Approved



Floor Area Approved by Type



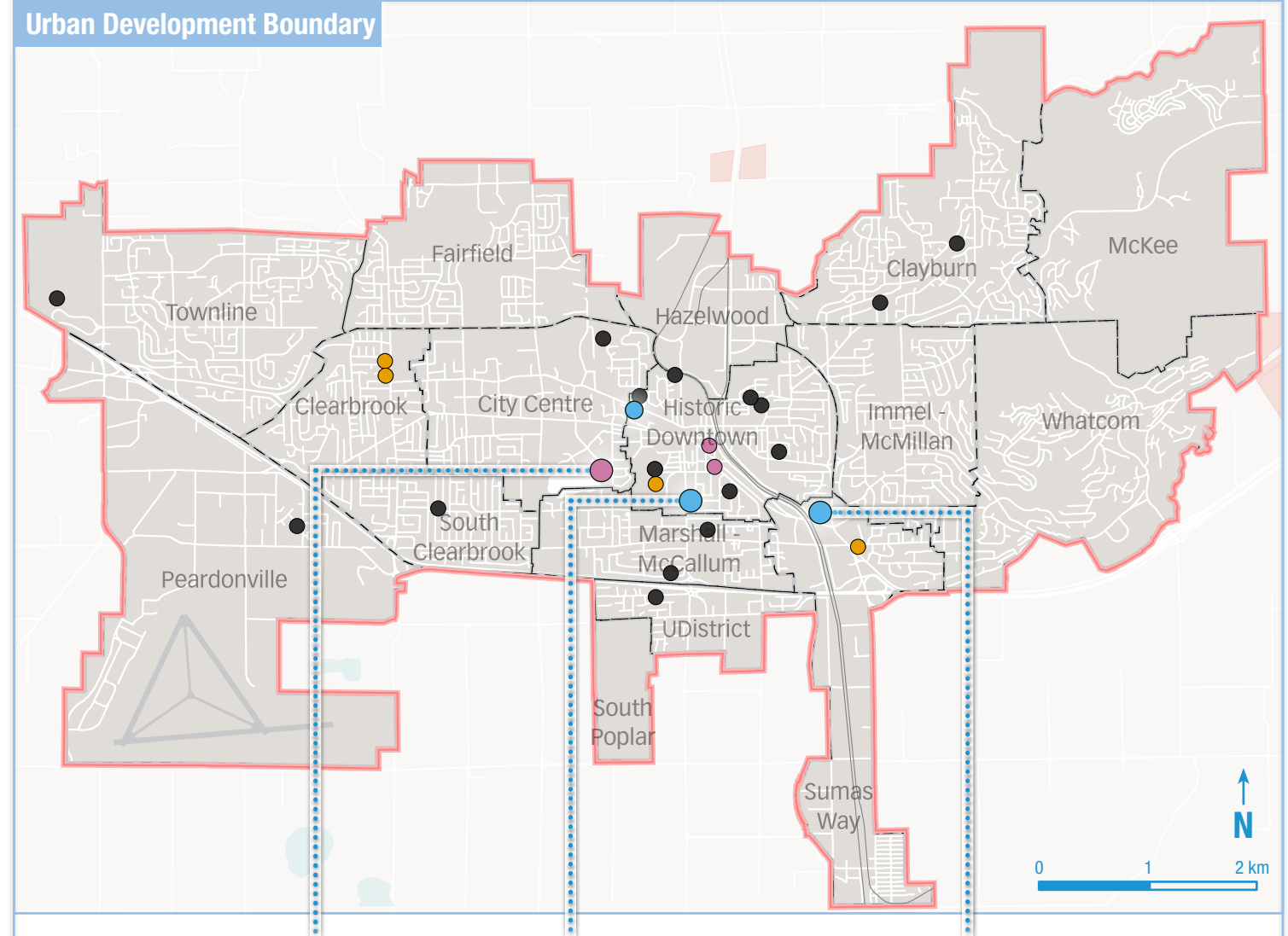
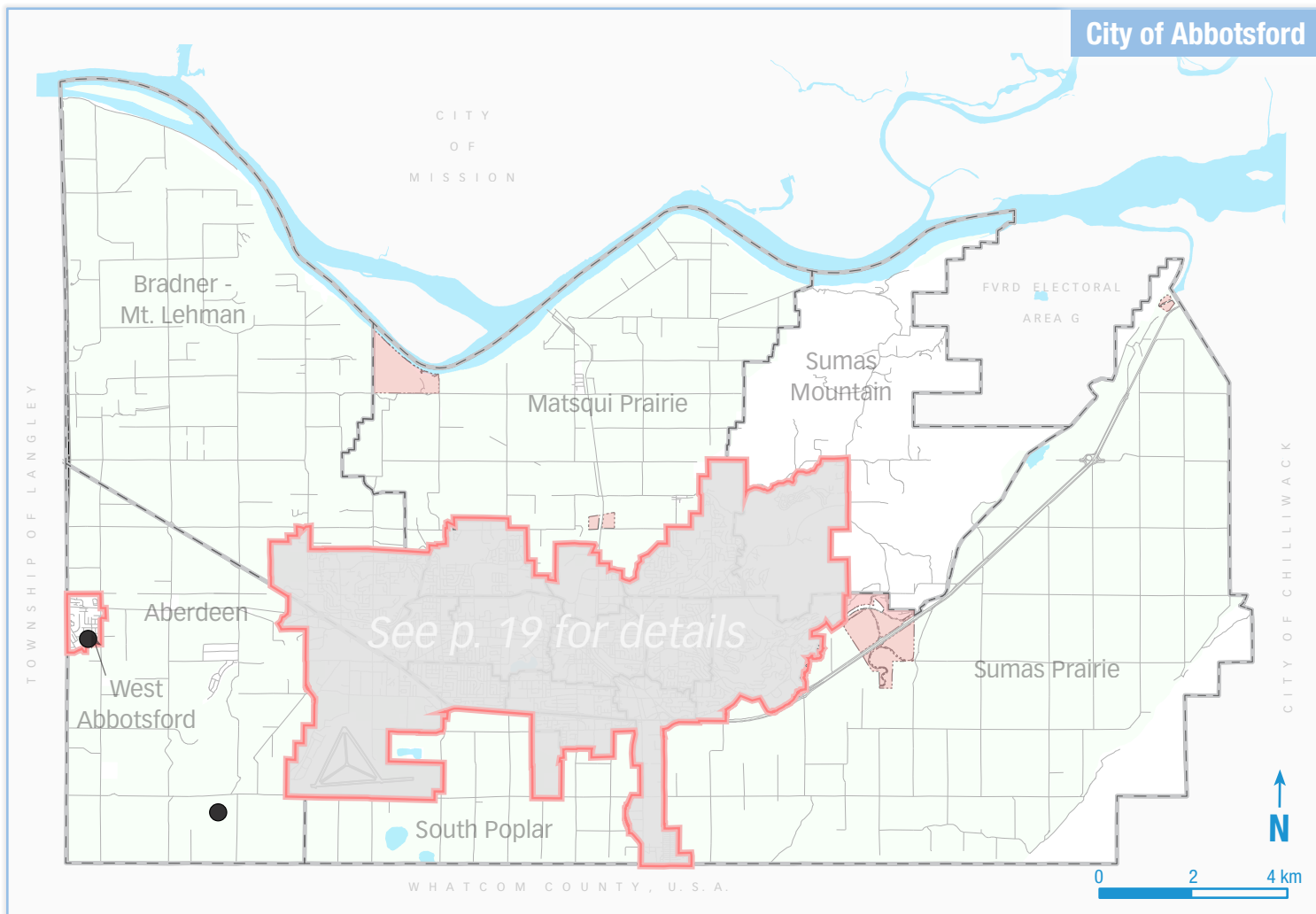
Industrial floor space approvals reached a record high in 2022, while commercial and institutional floor area remained consistent with previous years.

# Approved Residential Applications

## Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

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



**33160 Plaxton Cr**  
43 Apartments + 1 CRU

MU

**2236 McCallum Rd**  
174 Apartments + 10 Townhouses

TH APT

**34365 Gladys Ave**  
455 Apartments

APT

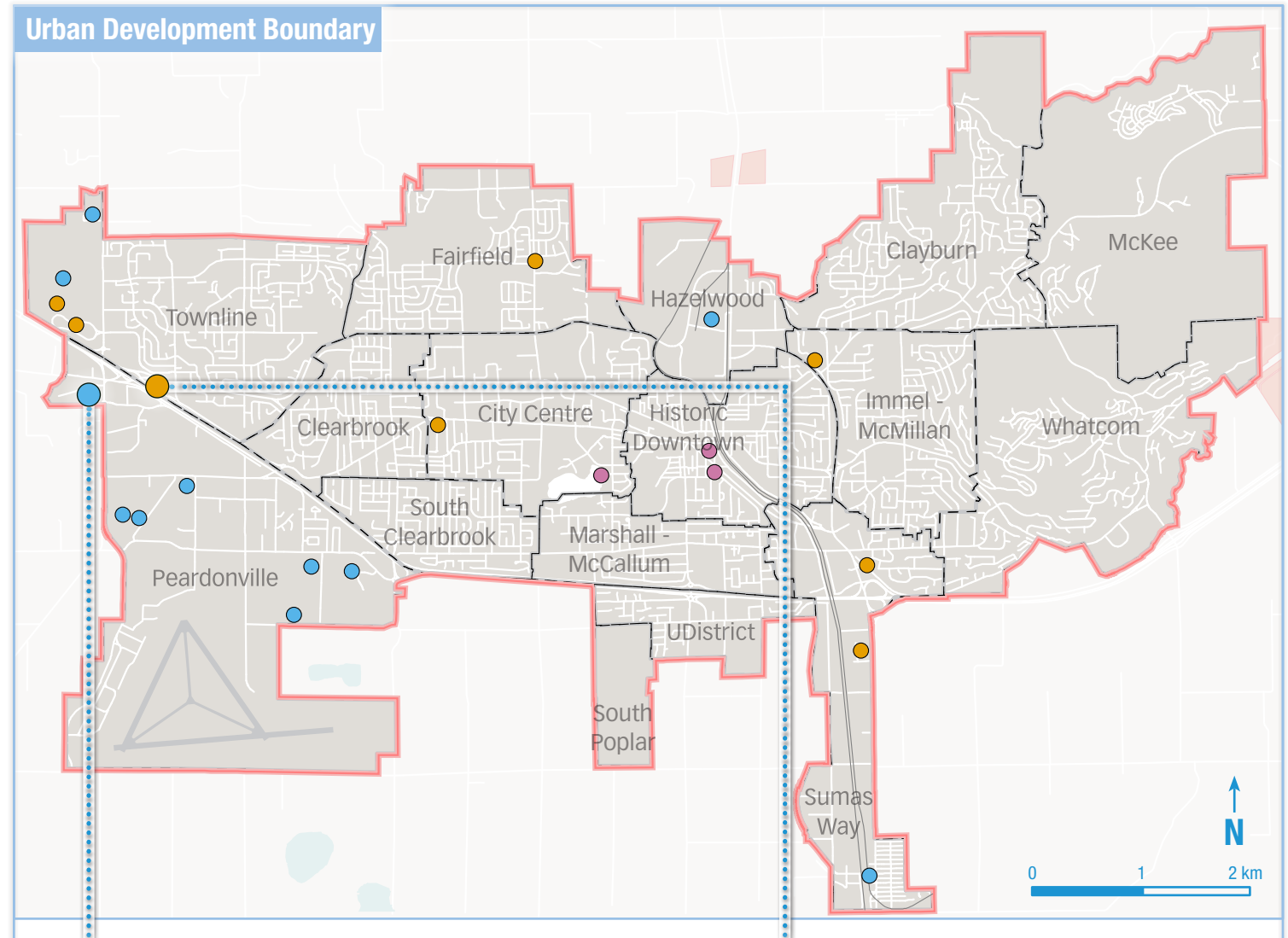
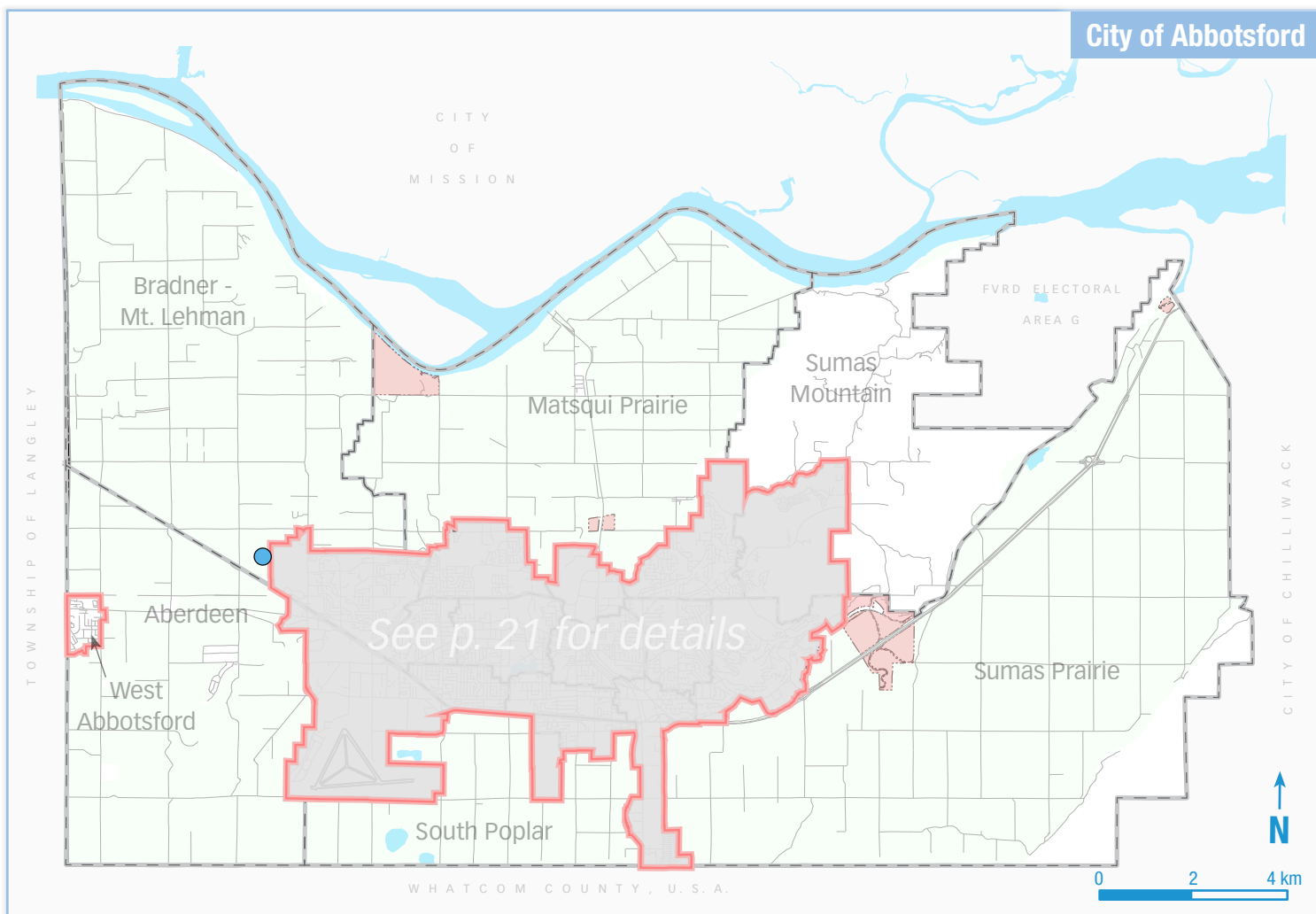


# Approved ICI Applications

## Application Type

- Commercial
- Industrial
- Mixed-Use

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



**30310 Old Yale Rd**  
4563 m<sup>2</sup>

IND



**30700 Fraser Hwy**  
439.2 m<sup>2</sup>

COM

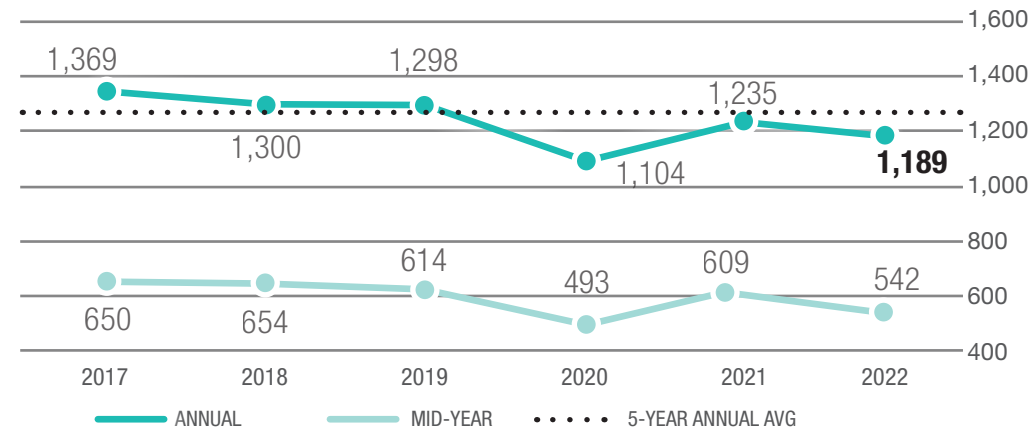


# Construction

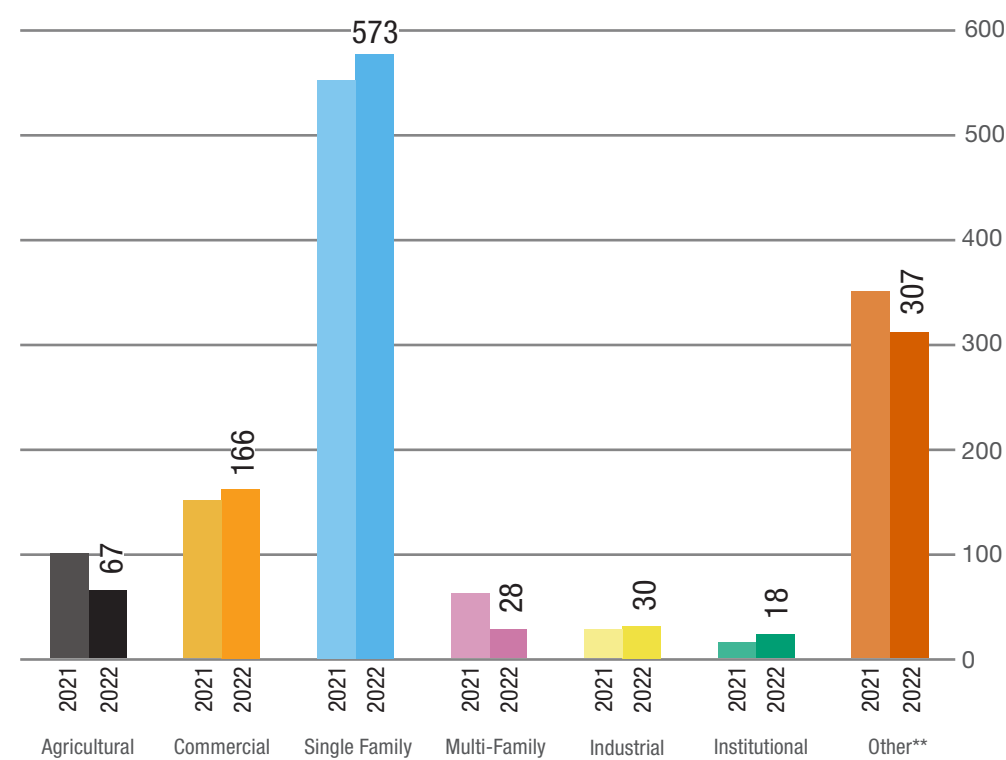
## Building Permits (Number)\*

> The number of building permits issued in 2022 has generally remained consistent with previous years.

Total Building Permits Issued



Total Number of Building Permits Issued by Type



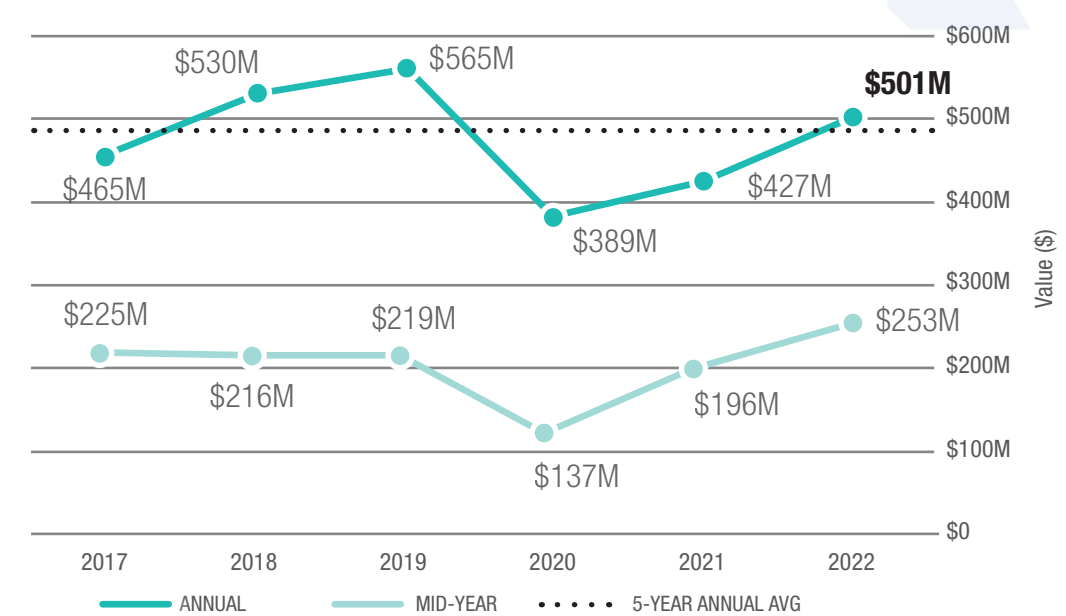
\*Note: historical building permit numbers and values have been revised from previous reports to remove plumbing permits. Plumbing permit construction value is captured in the building permit construction value in accordance with Building Bylaw, 2018.

The number of commercial, single family, industrial, and institutional building permits remained generally on par with the previous year, with some decreases in agricultural and multi-family permits.

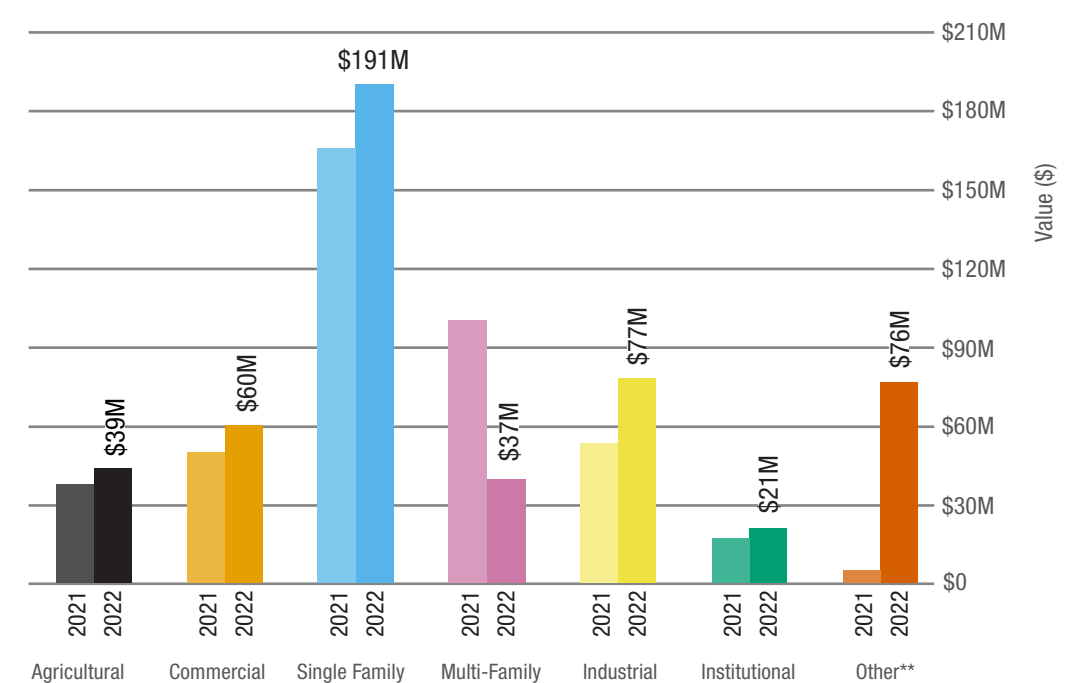
## Building Permits (Value)\*

> In 2022, construction value increased by over 17% compared to the previous year, surpassing the 5-year average.

Total Value of Building Permits Issued



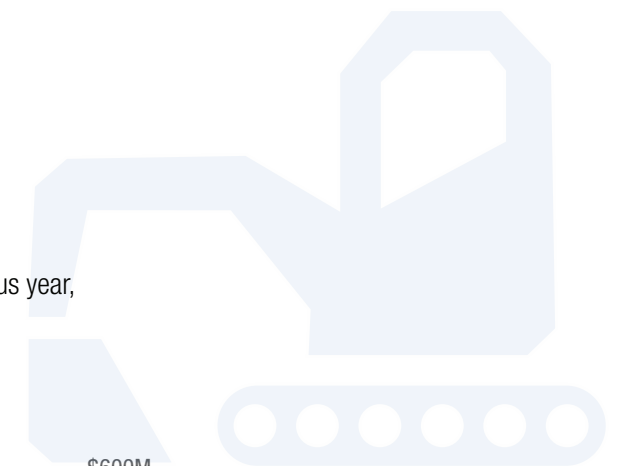
Total Construction Value of Building Permits Issued by Type



\*\*'Other' includes associated construction permits, demolition applications, and the Abbotsford Police Department Expansion.

Other than multi-family, each category of building permits increased in construction value in 2022 compared with 2021.

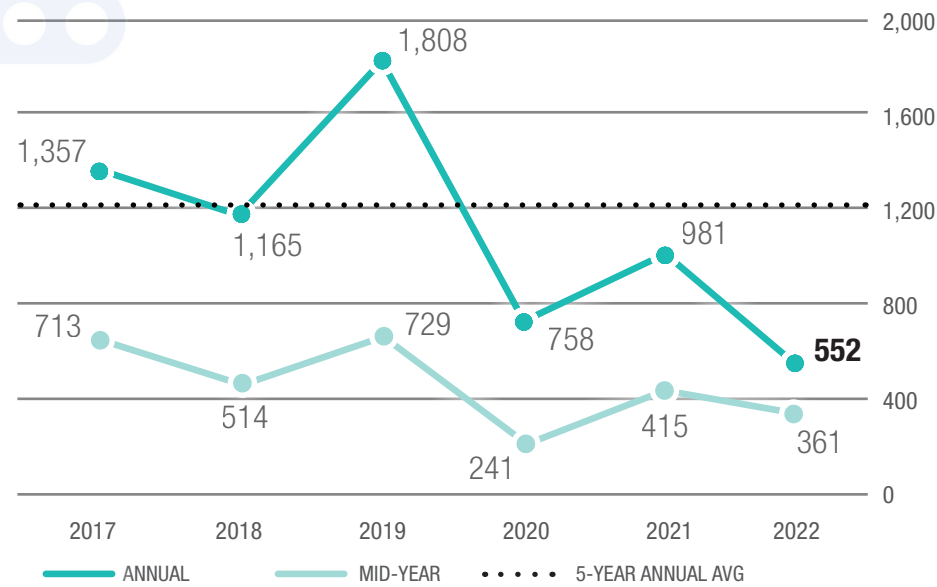
A significant increase in 'other' building permit value was observed due to the Abbotsford Police Department Expansion.



# Construction

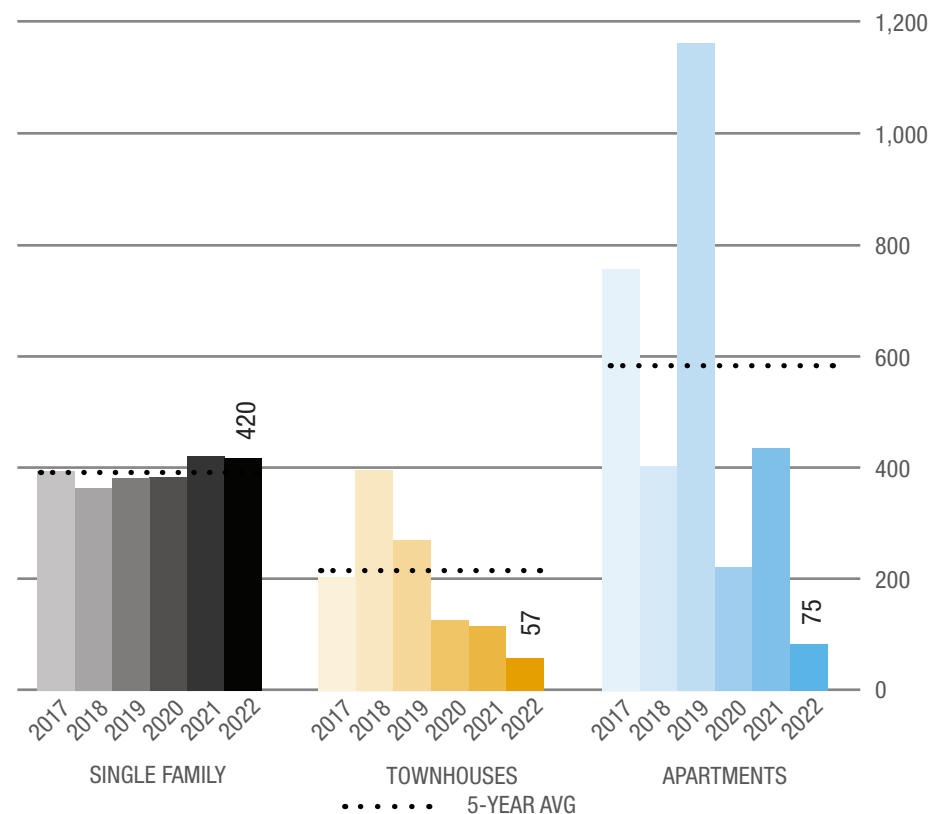
## Single Family, Townhouse & Apartment Units (New Construction & Improvements)

Total Number of New Units



Residential units started to decline in 2022 and experienced a 56% decrease from 2021.

New Units by Type

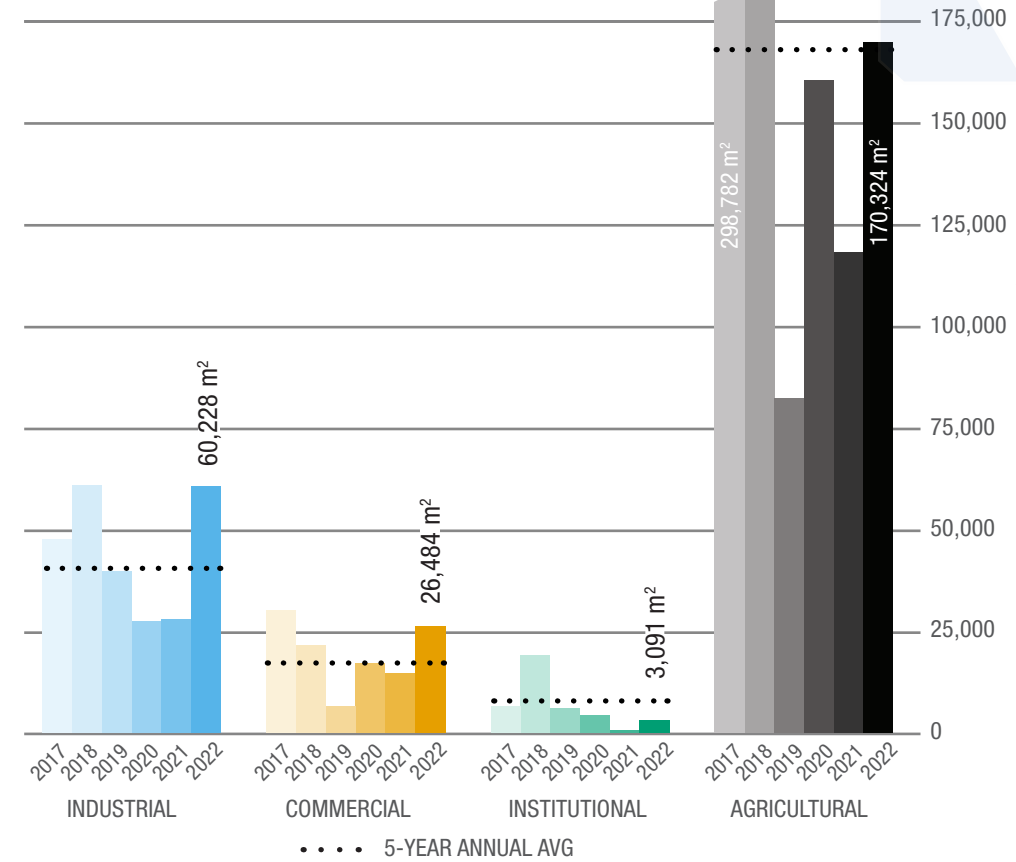


New single family units continued to hover near the 5-year average, while new multi-family units decreased compared with 2021.

# Construction

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

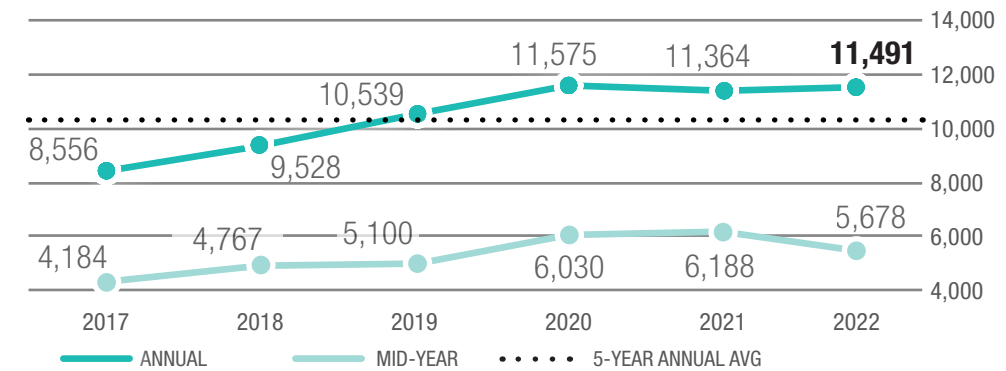
New Floor Area by Type



Agricultural floor area accounted for 65% of new non-residential construction and improvements.

## Building Inspections\*

Total Number of Building Inspections



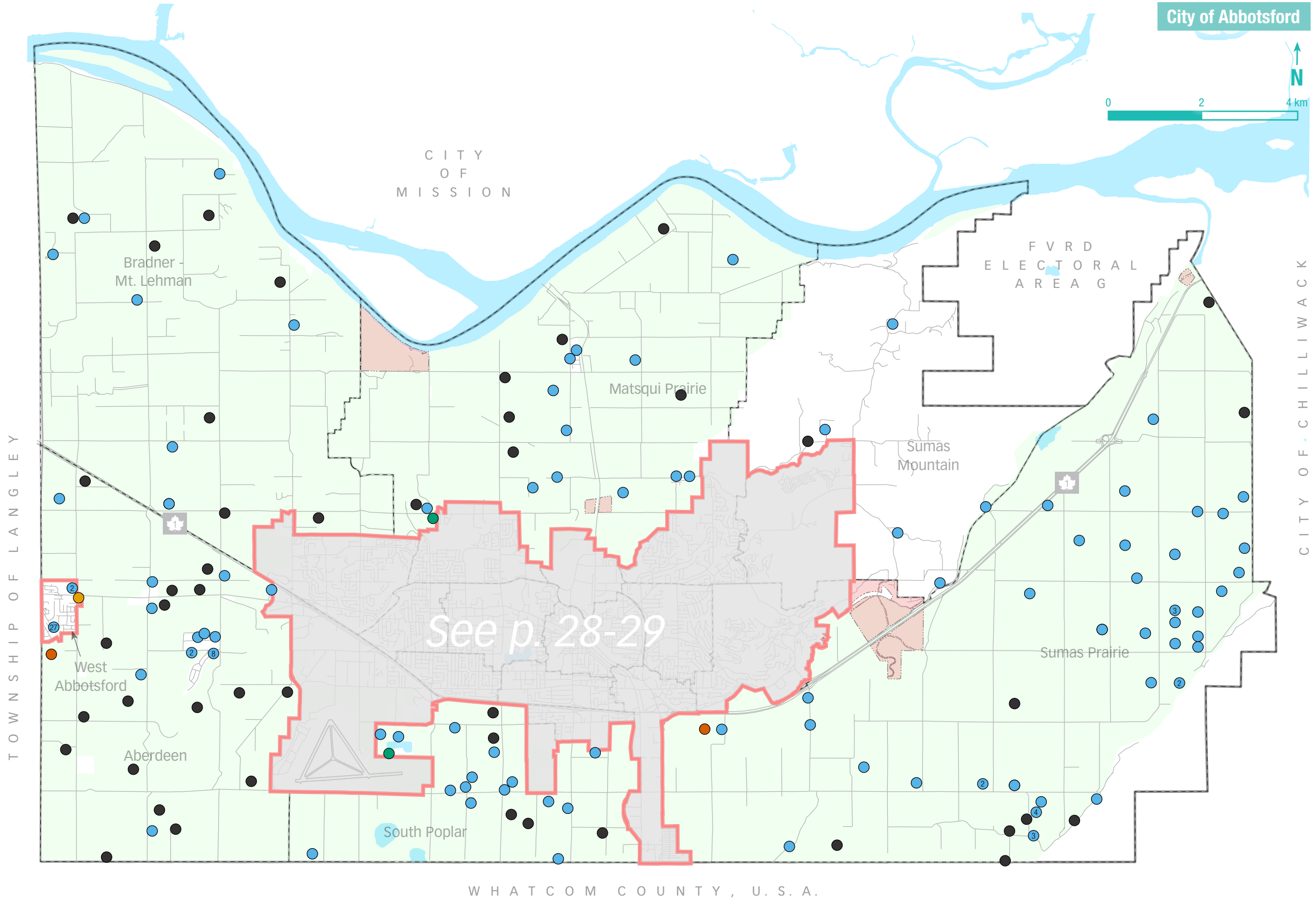
The number of building inspections for 2022 remained consistent with 2021 and 2020.

\*Note: building inspection values have been revised from previous reports, and 2021 inspection information was mistakenly reported as a result of the transition process. The 2022 values reflect the correct inspection figures.



# Issued Building Permits

## New Construction & Improvements



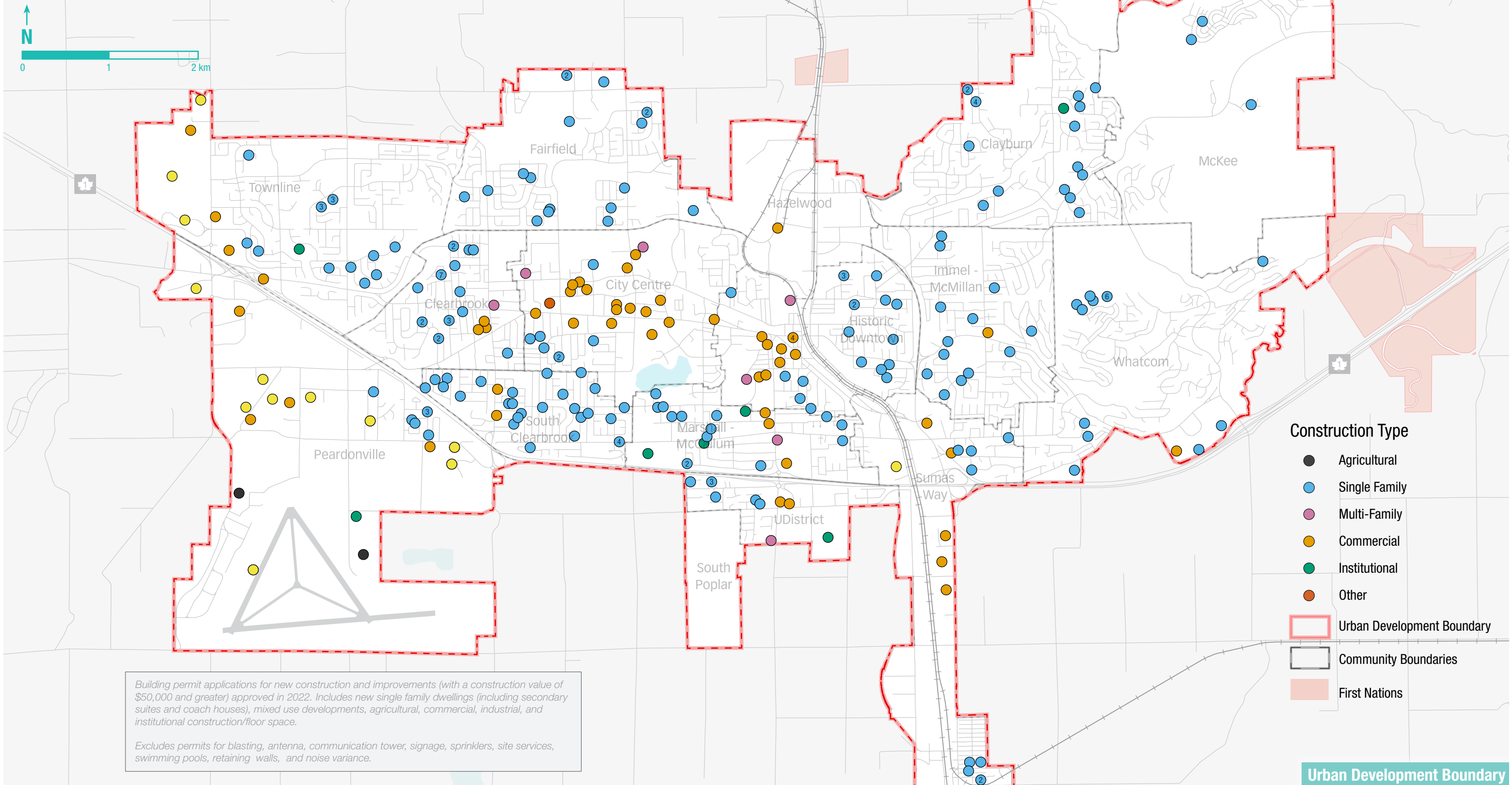
- Construction Type**
- Agricultural
  - Single Family
  - Commercial
  - Institutional
  - Other
- Urban Development Boundary  
 Community Boundaries  
 Agricultural Land Reserve  
 First Nations

*Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2022. 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



Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2022. 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.

Urban Development Boundary

# 2022 Project 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).



The **Zoning Bylaw Update** includes a comprehensive review of the Residential and Parking provisions of the Zoning Bylaw, as well as a concurrent administrative housekeeping update.



An update to the City's **Patio Policy** was drafted and completed in order to guide applications for patios on public sidewalks throughout the City.

**JAN** **AgRefresh**  
Q1 2022  
Following the comprehensive engagement process undertaken in late 2021 and early 2022, staff summarized findings in the Engagement Results Winter 2021-22 Report. The report included proposed refinements to policies and regulations resulting from the feedback received from industry stakeholders, external agencies, community partners, and the general public. Following this report, Council directed staff to prepare bylaws for their consideration.

**FEB** **McKee Neighbourhood Plan**  
FEBRUARY 2022  
Staff presented the Stage 2 Concept Report to Council which included a review of technical studies and community engagement. Council received the Stage 2 Concept Report and directed staff to proceed with Stage 3 of the planning process.

**Patio Policy**  
Q1 2022  
Staff began a process to update the City's Patio Policy. This policy seeks to guide applications for patios on public sidewalks throughout the City, with the intent of supporting economic prosperity and adding vitality to City streets.

**MAR** **Zoning Bylaw Update**  
JANUARY - MARCH 2022  
Staff refined the draft regulations and incorporated feedback received throughout the consultation process in early 2022. In March, staff presented the updated regulations and received Council support to prepare a bylaw.

**McKee Neighbourhood Plan**  
FEBRUARY - MAY 2022  
During Stage 3, staff focused on creating a draft plan. Key stakeholder groups provided input during the drafting of the plan. On May 9, 2022 Council received the Stage 3 Report, and directed Staff to proceed with Stage 4 of the planning process.

Q1

**APR** **AgRefresh**  
Q2 2022  
AgRefresh bylaws received 1st and 2nd reading from Council in April and advanced to a Public Hearing in June. Following the public hearing, bylaws were granted 3rd reading and referred to applicable provincial ministries for approval.

**Patio Policy**  
Q2 2022  
Council adopted the new Patio Policy on June 27, 2022.

**MAY** **Zoning Bylaw Update**  
Q2 2022  
On June 27, 2022, Council adopted Bylaw No. 3249-2022, Strategic Zoning Bylaw update. The update incorporates a number of Zoning Bylaw changes related to residential uses and parking. Over the following months, staff coordinated with City departments to ensure consistent application of the regulations and created supporting materials to communicate the updates to the public, stakeholders, and industry.

**McKee Neighbourhood Plan**  
MAY - JUNE 2022  
Draft Plan engagement took place during May. Staff provided two key opportunities for public engagement: first, a virtual open house was hosted on Let's Talk Abbotsford; and second, three in-person open houses were held over consecutive days. Staff also held meetings with key stakeholder groups to review the draft plan and receive feedback, which staff reviewed and incorporated in updates to the plan. On June 13, 2022, staff introduced the proposed McKee Neighbourhood Plan bylaw to Council.

**JUN**

Q2

**JUL** **AgRefresh**  
AUGUST 29, 2022  
Council concluded the AgRefresh initiative with option of the project OCP amendments, Zoning Bylaw amendments, Council Policy C006-11, and Standing Council Resolutions to support implementation.

**AUG** **McKee Neighbourhood Plan**  
SEPTEMBER 2022  
At the regular meeting of Council held on September 26, 2022, first and second readings of McKee Neighbourhood Plan (Bylaw No. 3275-2022) were rescinded, and in effect the public hearing was cancelled. Council directed staff to present Bylaw No. 3275-2022 at a subsequent meeting of the Executive Committee of Council.

**SEP**

Q3

**OCT**

**NOV** **Sign Bylaw Update**  
NOVEMBER - DECEMBER 2022  
Staff initiated a process to update the City's Sign Bylaw, to make the bylaw more contemporary, user-friendly, and aligned with the Official Community Plan. The update is intended to streamline the sign permit application process and encourage a high standard of quality and design. Staff introduced the project to Council on February 6, 2023.

**DEC**

Q4



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.



The **Sign Bylaw Update** is a comprehensive process to make the City's Sign Bylaw more contemporary, user-friendly, and aligned with the Official Community Plan, streamlining the sign permit application process and encouraging a high standard of quality and design.

For updated information on our planning initiatives, please visit:

[abbotsford.ca/business-development/community-planning](https://abbotsford.ca/business-development/community-planning)



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