



2018

MID-YEAR REPORT (updated)

Planning & Development Services



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Cover image of proposed commercial development on McCallum Street at Mayfair.
Image by: xarchitechure



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



Commercial Development on McCallum Street 2018

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) 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 and trends, and departmental initiatives.

Application Process



2018 Halfway Highlights



New Record

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



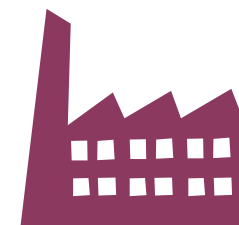
217 new residential lots approved and building permits issued for 146 single family units.



289 townhouse units approved and building permits issued for 244 units.



540 apartment units approved and building permits issued for 124 units.



New Record

Development permits issued for 52,012 m² (559,649 ft²) of industrial floor space.



Total Building Permit Value \$231 million

The 2018 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

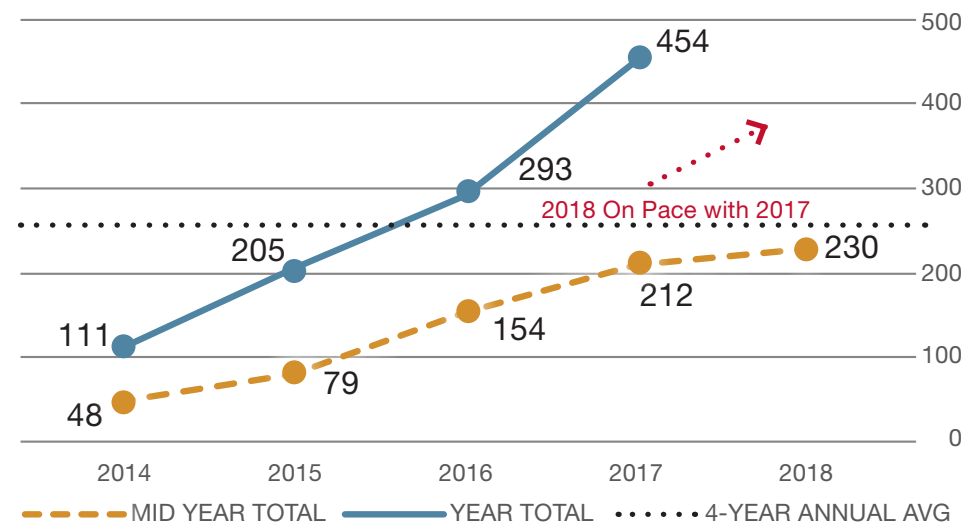


Inquiry, Submission & Review

Development Inquiry Meetings

For the first two quarters of 2018 staff coordinated 230 Development Inquiry Meetings (DIM) an increase of 8% compared to the same period in 2017 (212).

Total Number of DIMs

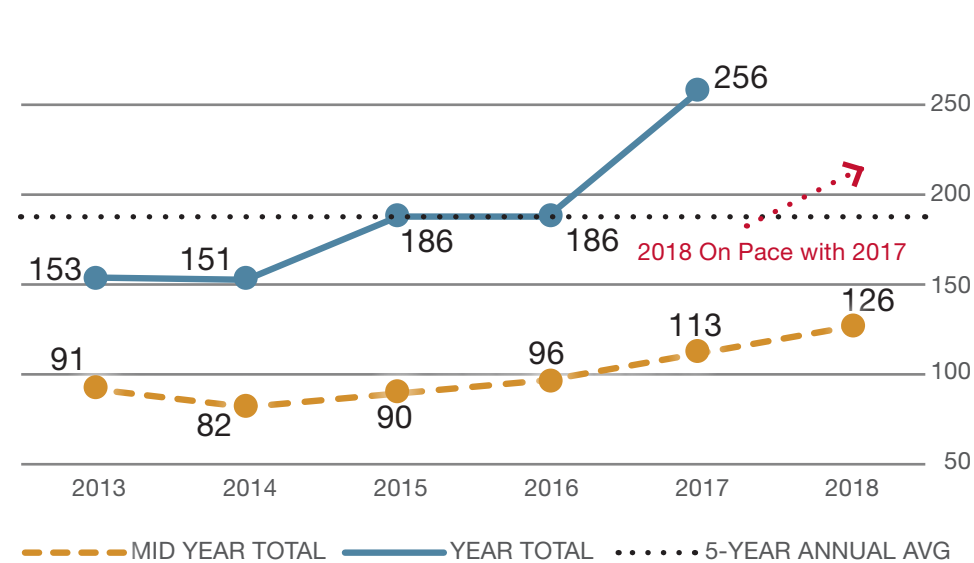


DIM's are intended to provide preliminary comments to land owners and developers considering development in respect to the Official Community Plan, Development Permit Areas/Guidelines, zoning, and anticipated off-site upgrades.

Land Development Applications Received

The total number of land development applications received in the first half of 2018 (126) increased 12% compared to the same period in 2017 (113).

Total Land Applications Received

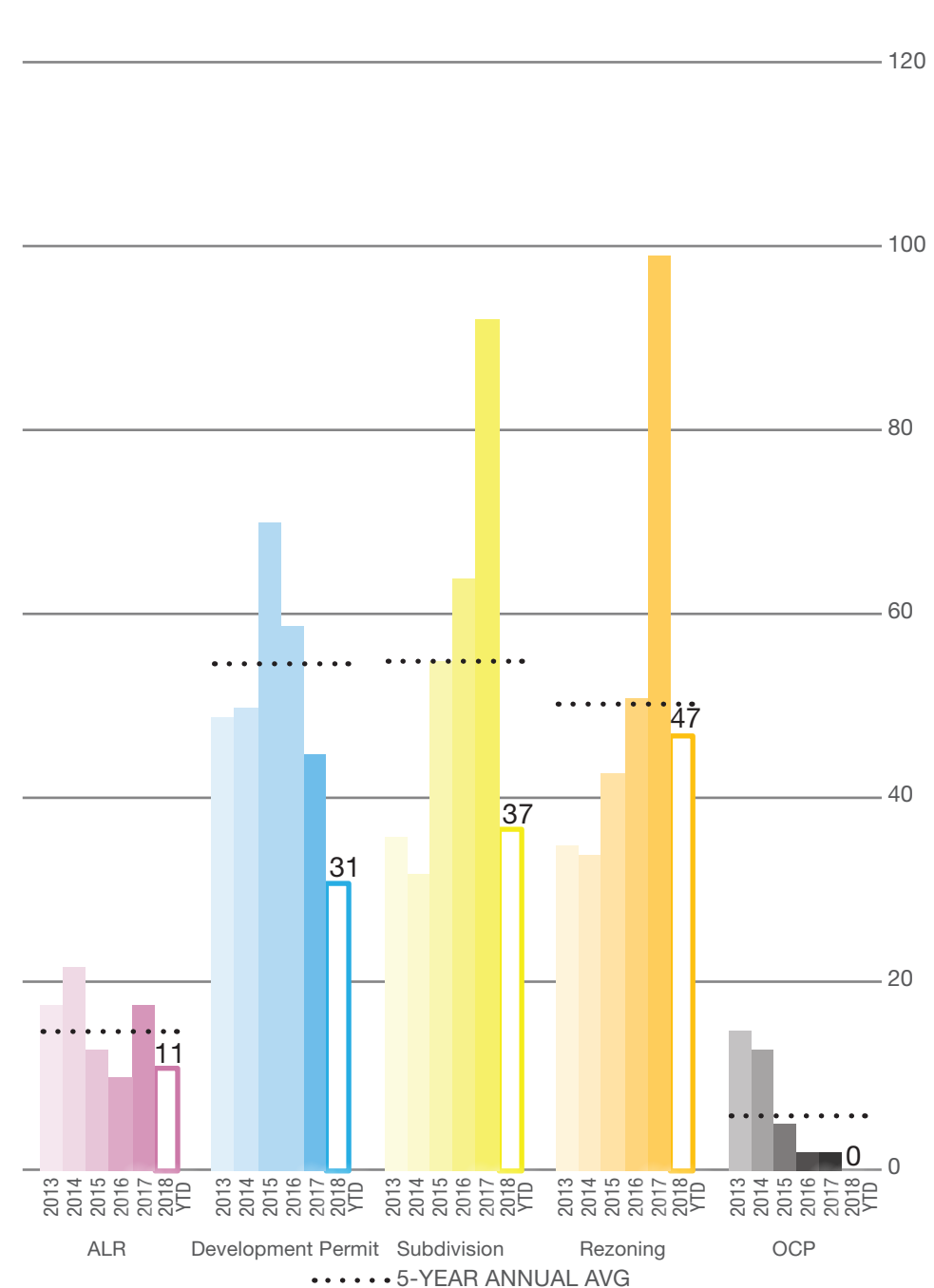


Land Development Applications Received



Rezoning (47), Development Permits (37), and Agricultural Land Reserve applications (11) received increased compared to the same period in 2017. Subdivision applications received in the first half of 2018 (37) slightly decreased compared to 2017 (40). No Official Community Plan amendment applications were received in the first half of 2018.

Number of Applications Received



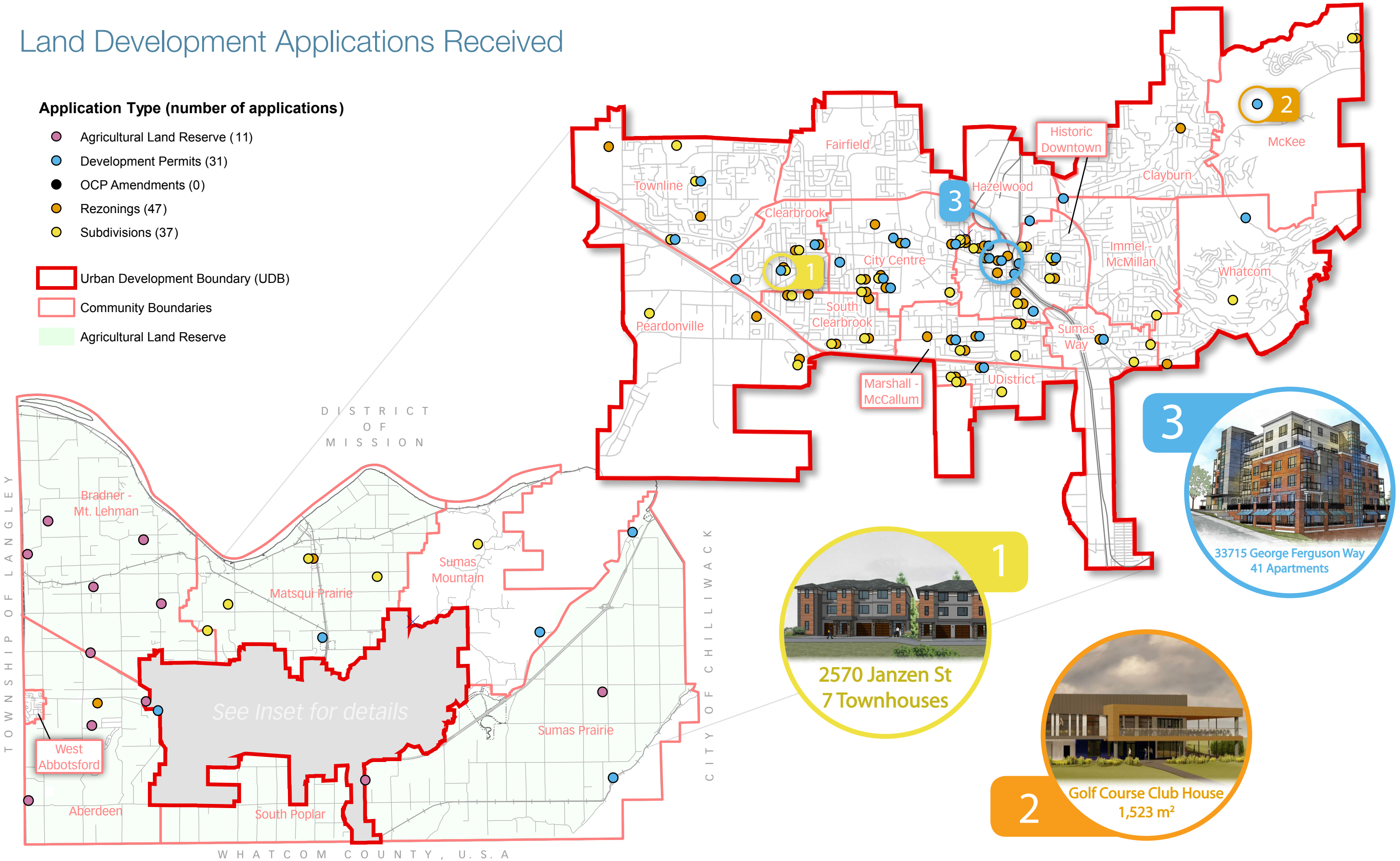
The number of Subdivision and Rezoning applications continues to trend upward while OCP Amendment applications continue a downward trend.

Land Development Applications Received

Application Type (number of applications)

- Agricultural Land Reserve (11)
- Development Permits (31)
- OCP Amendments (0)
- Rezoning (47)
- Subdivisions (37)

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



1

**2570 Janzen St
7 Townhouses**

3

**33715 George Ferguson Way
41 Apartments**

2

**Golf Course Club House
1,523 m²**



In-Stream Residential Applications

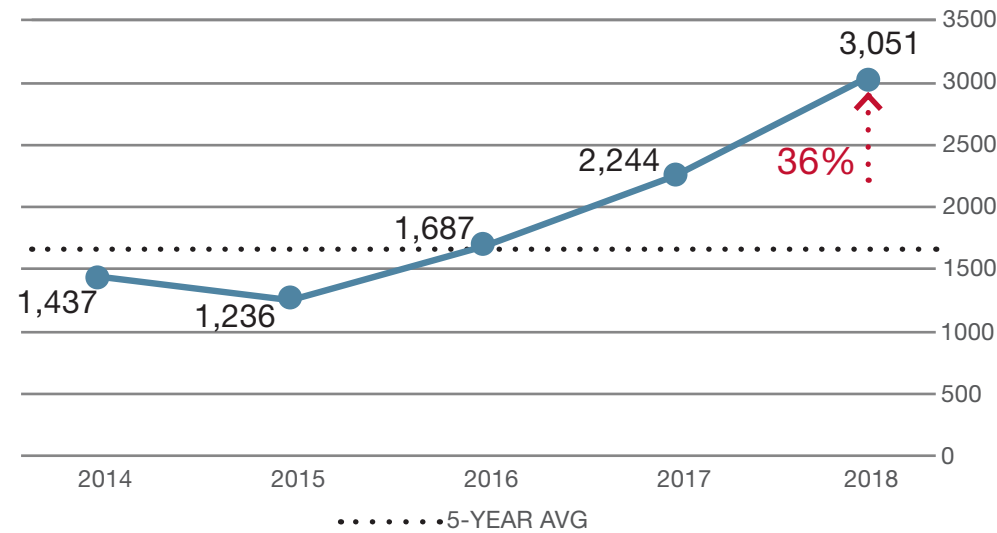
Single Family (lots), Townhouse & Apartment (Units)

The total number of lots/units in-stream in first half of 2018 (3,051) increased by 36% from the same period in 2017 (2,244). The number of apartment units in-stream increased 67% compared to the same period in 2017.

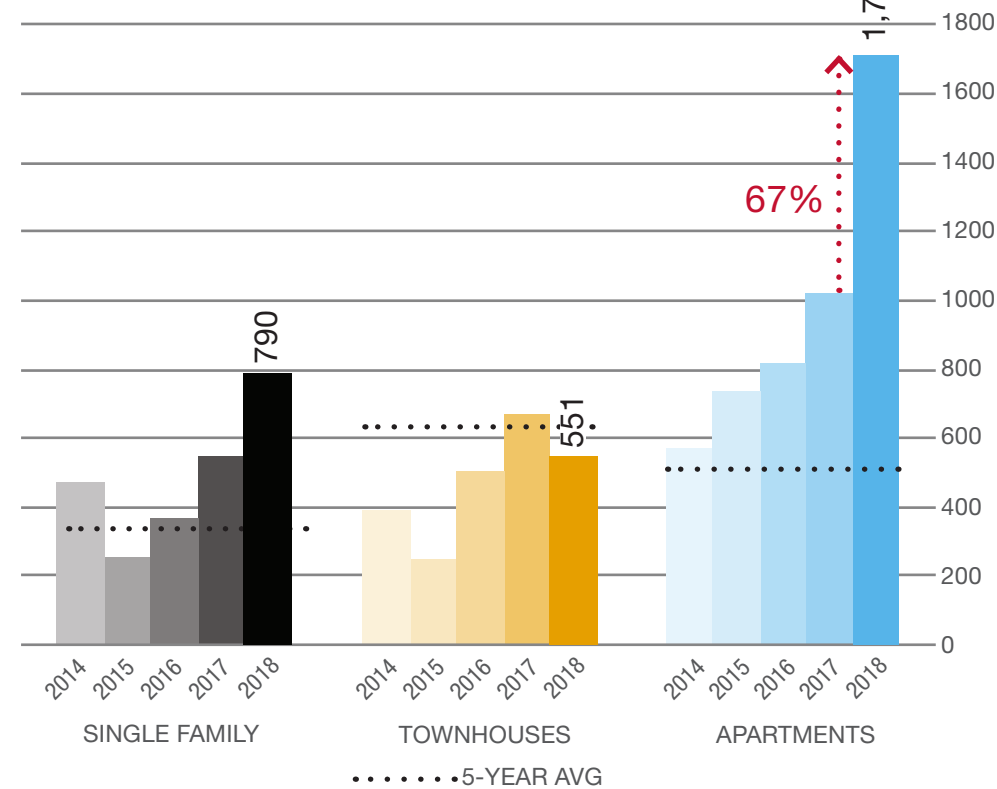
Total units in-stream continued a high level due to a consistent stream of multifamily applications.

The total number of apartments in-stream in the first half of 2018 increased compared to the same period last year.

Total Lots\Units In-Stream (Mid-Year)



Lots\Units In-Stream by Type (Mid-Year)



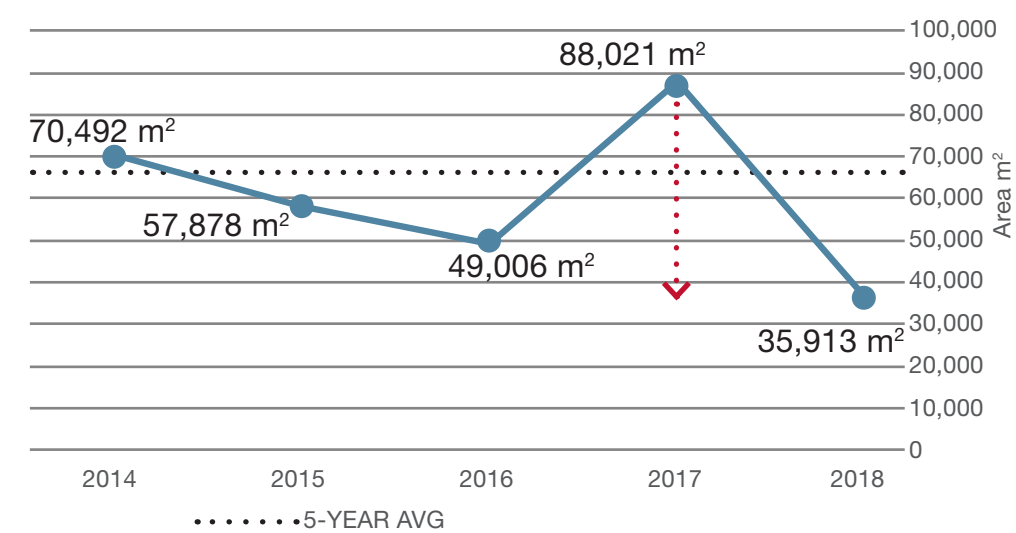
In-Stream ICI Applications

Institutional, Commercial, & Industrial Floor Space

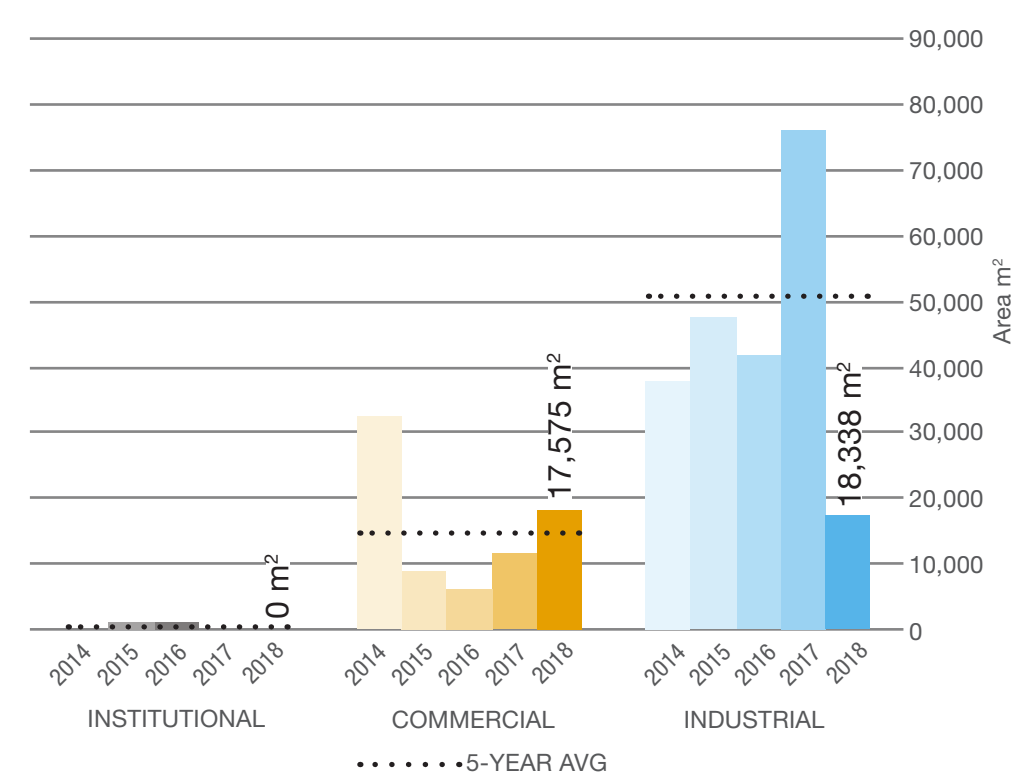
The total number of new ICI (Industrial, Commercial, and Institutional) floor area in-stream in the first half of 2018 (35,913 m²) decreased compared to the same period in 2017 (88,021 m²).



Total Floor Space In-Stream (Mid-Year)



Floor Space In-Stream by Type (Mid-Year)



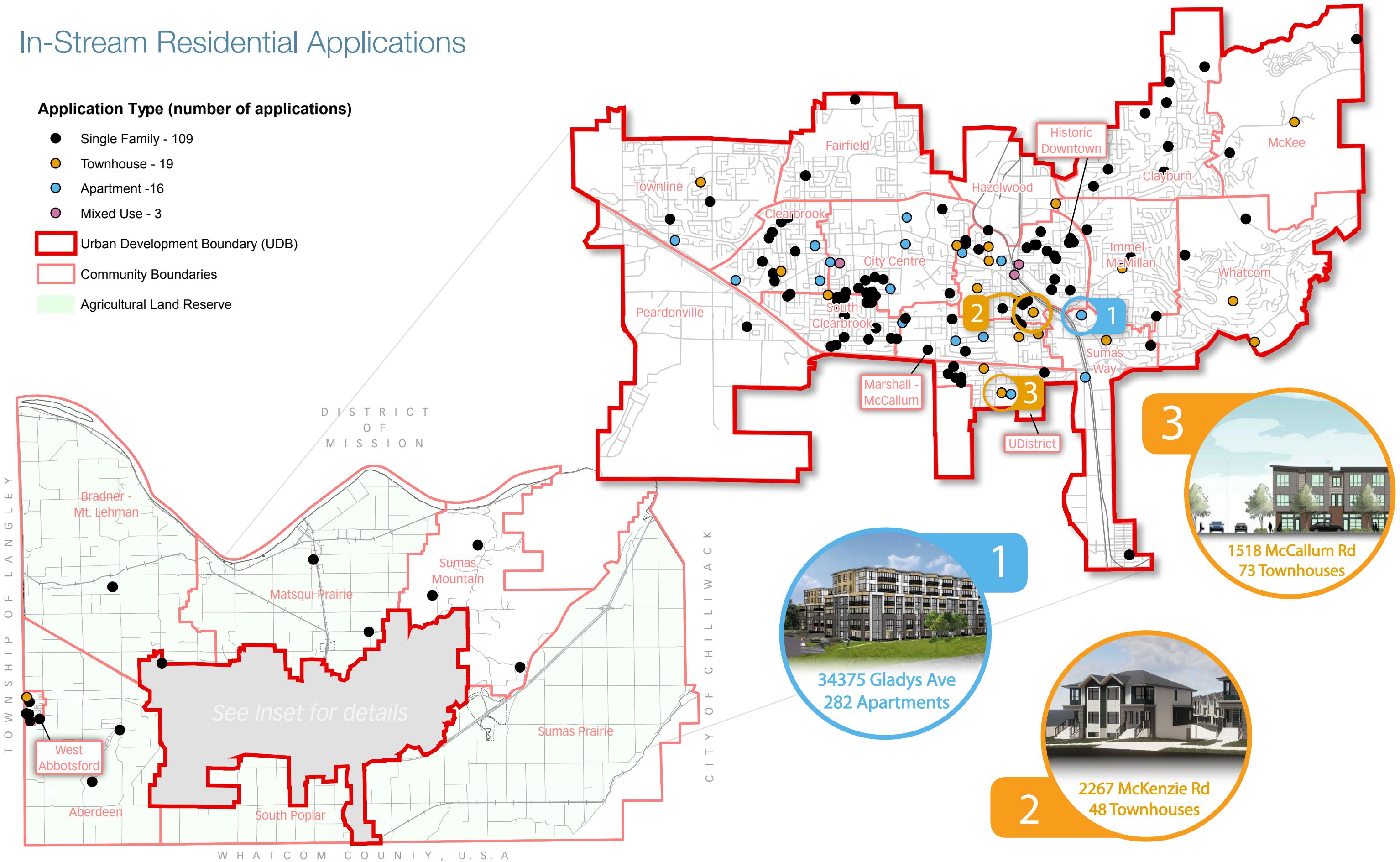
Total in-stream ICI floor area dropped due to the decrease in in-stream Industrial floor area (approved for development pg.17).

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

In-Stream Residential Applications

Application Type (number of applications)

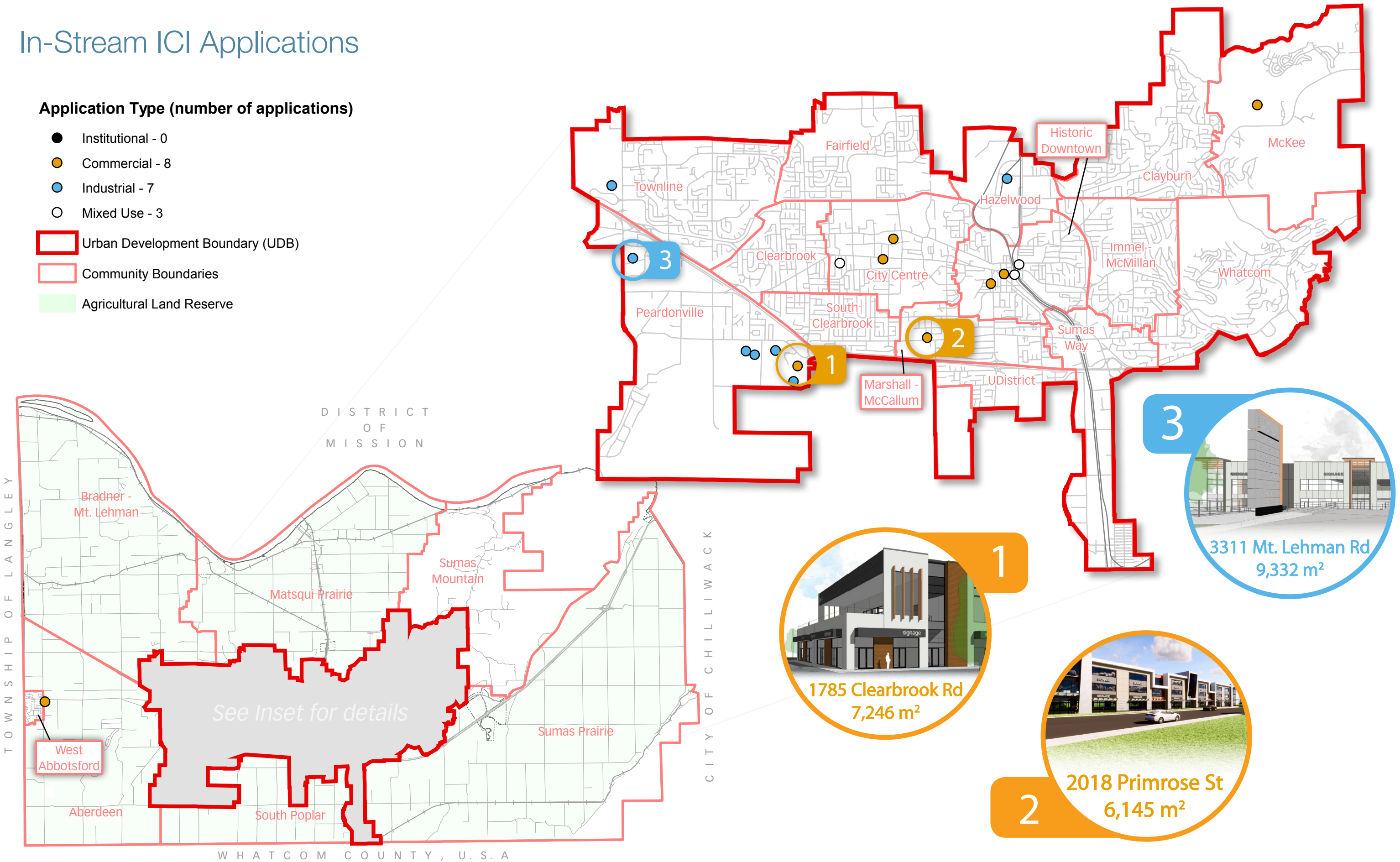
- Single Family - 109
 - Townhouse - 19
 - Apartment - 16
 - Mixed Use - 3
- Urban Development Boundary (UDB)
 Community Boundaries
 Agricultural Land Reserve



In-Stream ICI Applications

Application Type (number of applications)

- Institutional - 0
 - Commercial - 8
 - Industrial - 7
 - Mixed Use - 3
- ▭ Urban Development Boundary (UDB)
 - ▭ Community Boundaries
 - ▭ Agricultural Land Reserve



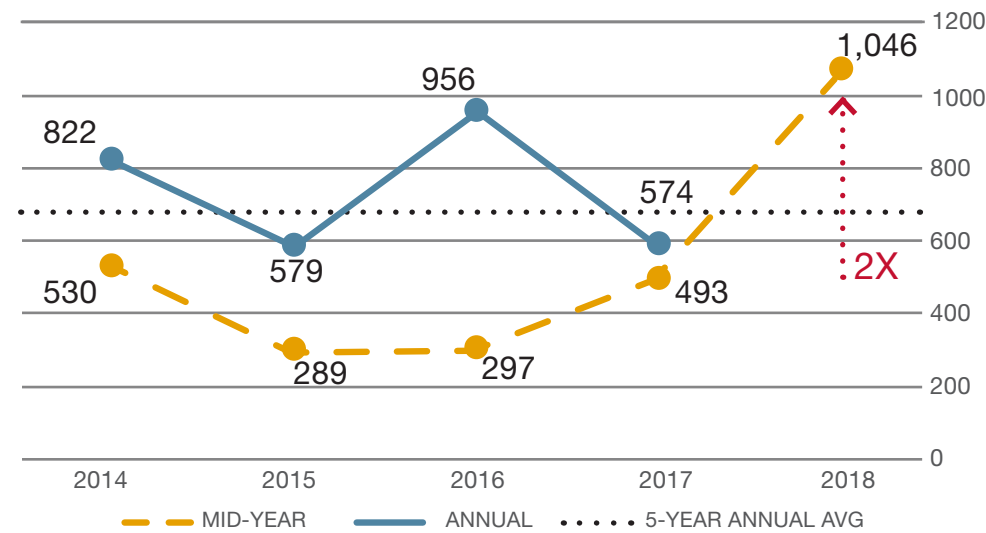


Approval & Issuance

Number of Residential Lots/Units Approved

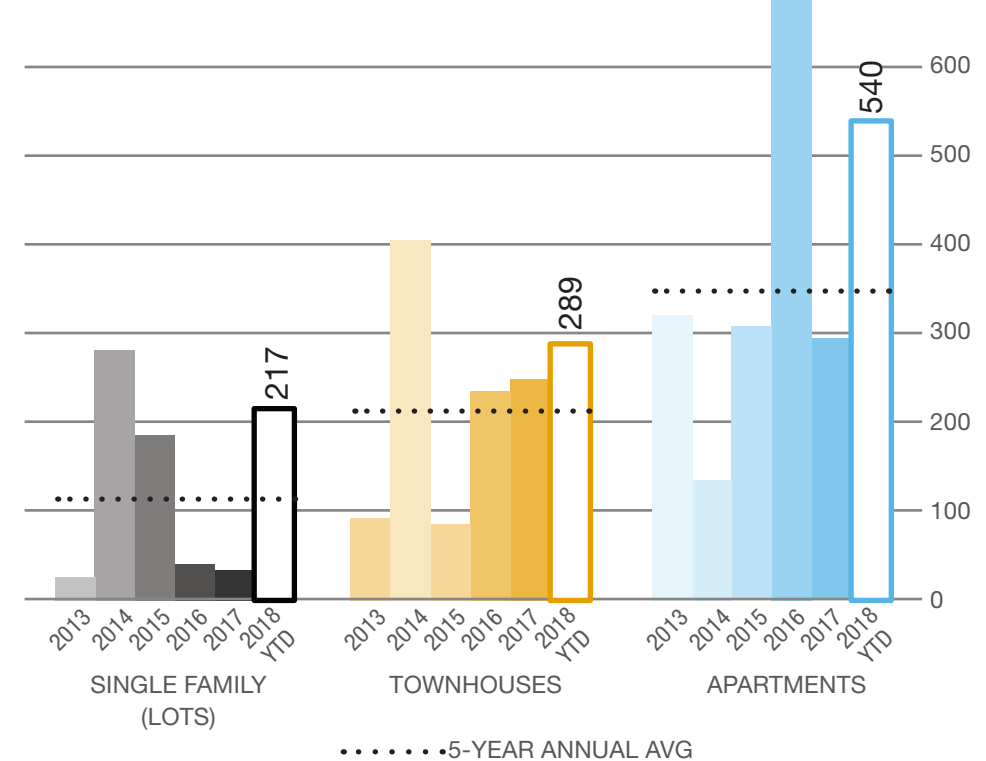
The total number of units approved in the first half of 2018 (1,046) doubled the number for the same period last year (493) and surpassed the 2017 total (574).

Total Lots/Units Approved



Approved residential development applications is on pace to be a record year (1,327 approved in 2008). 1,046 lots/units is 35% more than the 5 year annual average (674).

Lots/Units Approved by Type

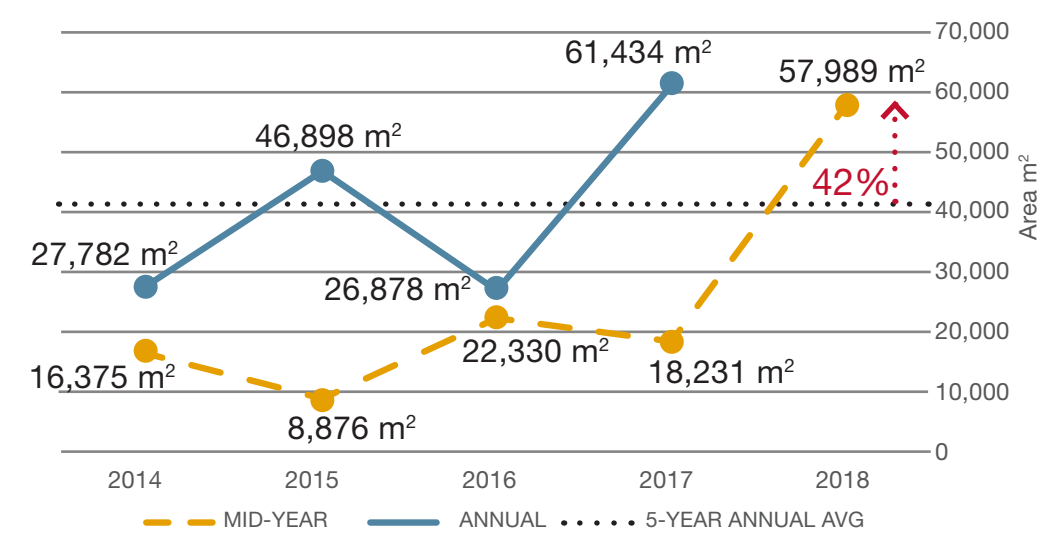


Approval & Issuance

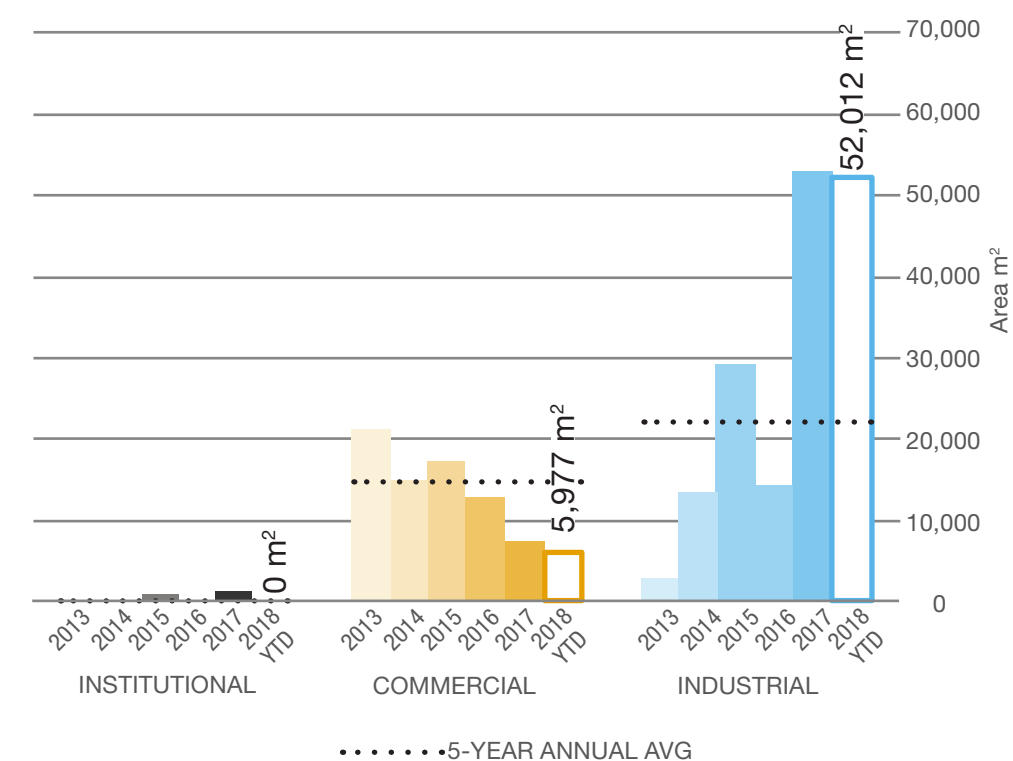
New ICI Floor Area Approved

The total number of new ICI (Industrial, Commercial, and Institutional) floor area approved in the first half of 2018 (57,989 m²) increased 42% over the 5-year annual average and approaches the total for 2017 (61,434 m²).

Total Floor Area Approved



Floor Area Approved by Type



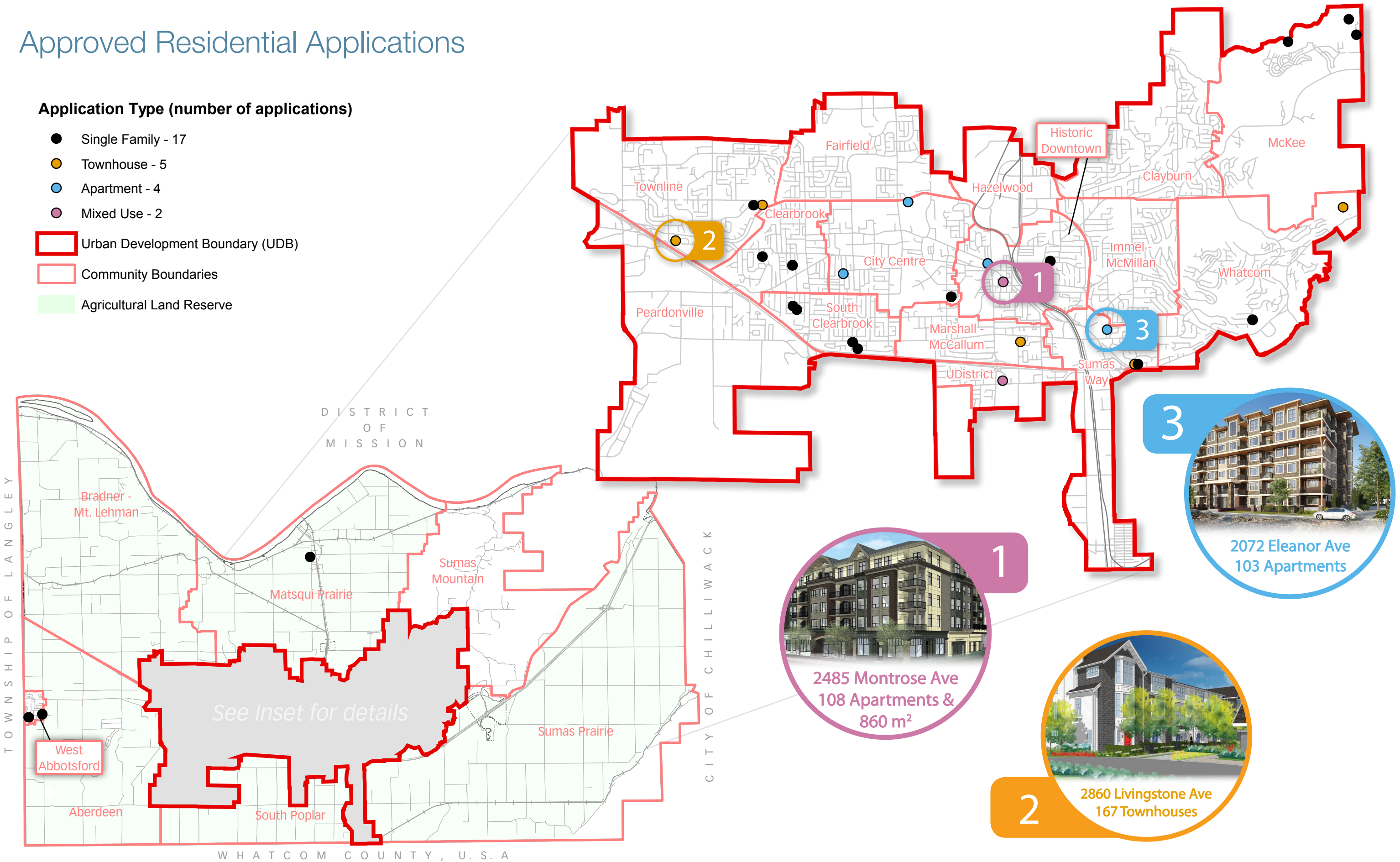
52,012m² of Industrial floor area was approved in the first half of 2018, twice the 5-year average.

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)

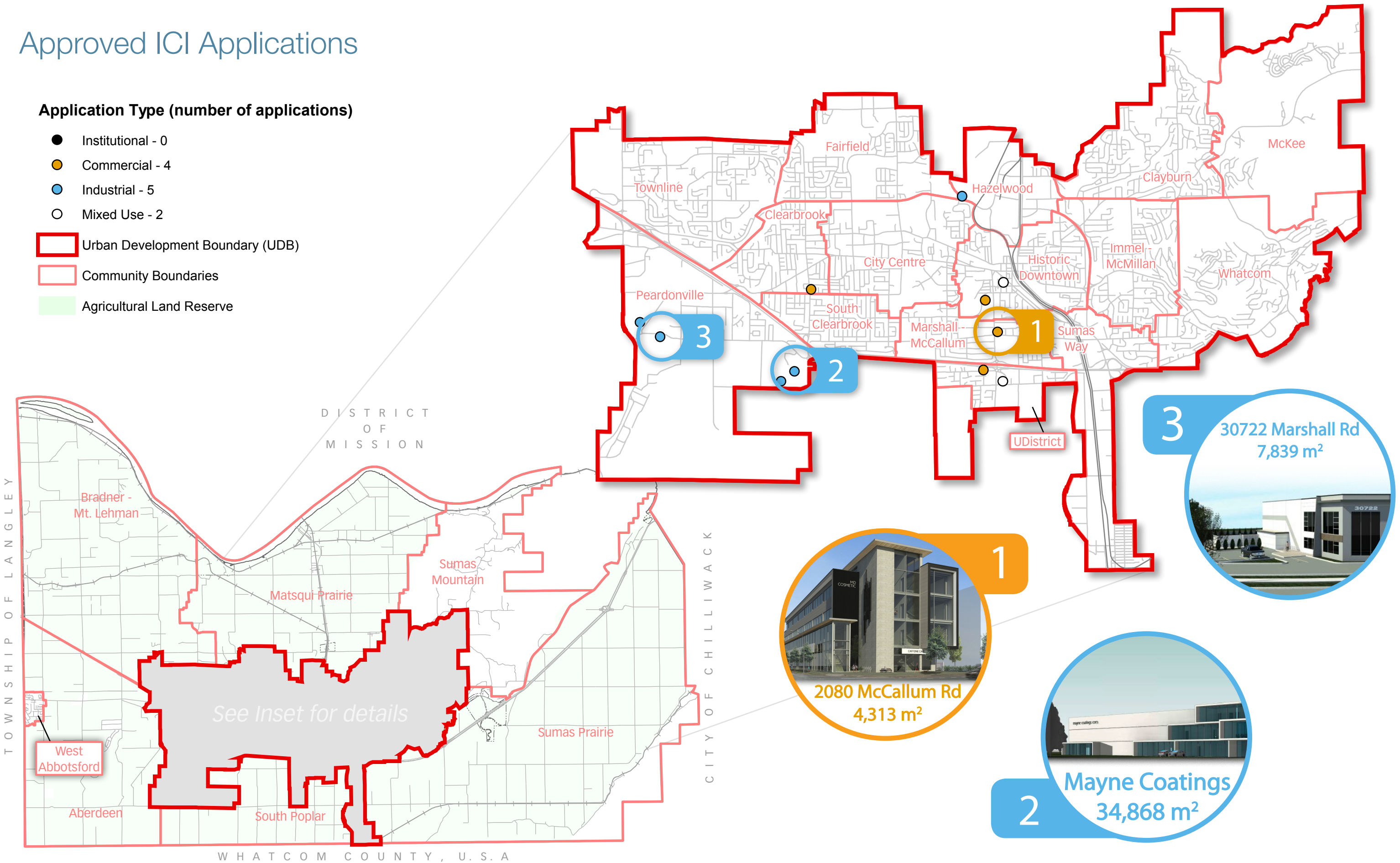
- Single Family - 17
 - Townhouse - 5
 - Apartment - 4
 - Mixed Use - 2
- ▭ Urban Development Boundary (UDB)
 - ▭ Community Boundaries
 - ▭ Agricultural Land Reserve



Approved ICI Applications

Application Type (number of applications)

- Institutional - 0
 - Commercial - 4
 - Industrial - 5
 - Mixed Use - 2
- ▭ Urban Development Boundary (UDB)
 - ▭ Community Boundaries
 - ▭ Agricultural Land Reserve



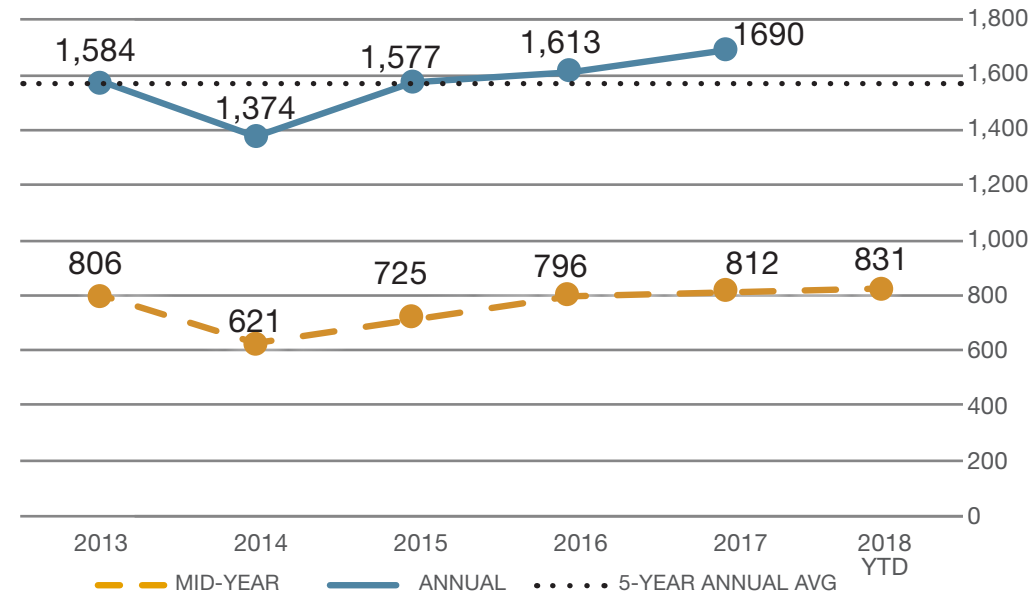


Construction

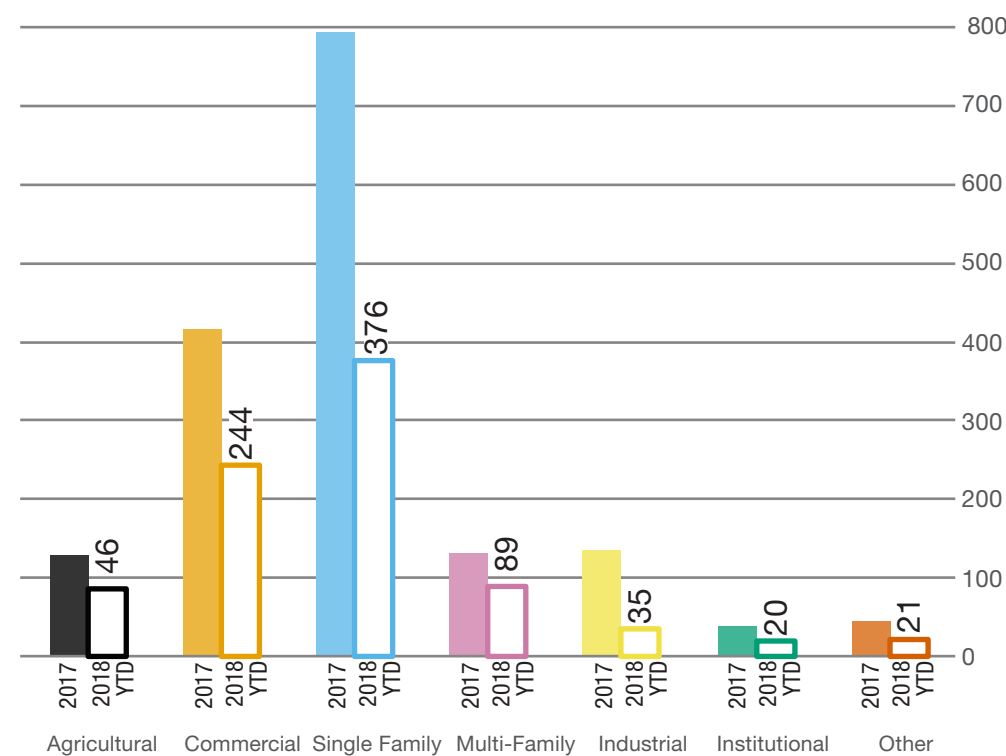
Building Permits (Number)

The number of building permits received in the first half of the year has continued an upward trend since 2014.

Total Building Permits



Total Number of Building Permits by Type

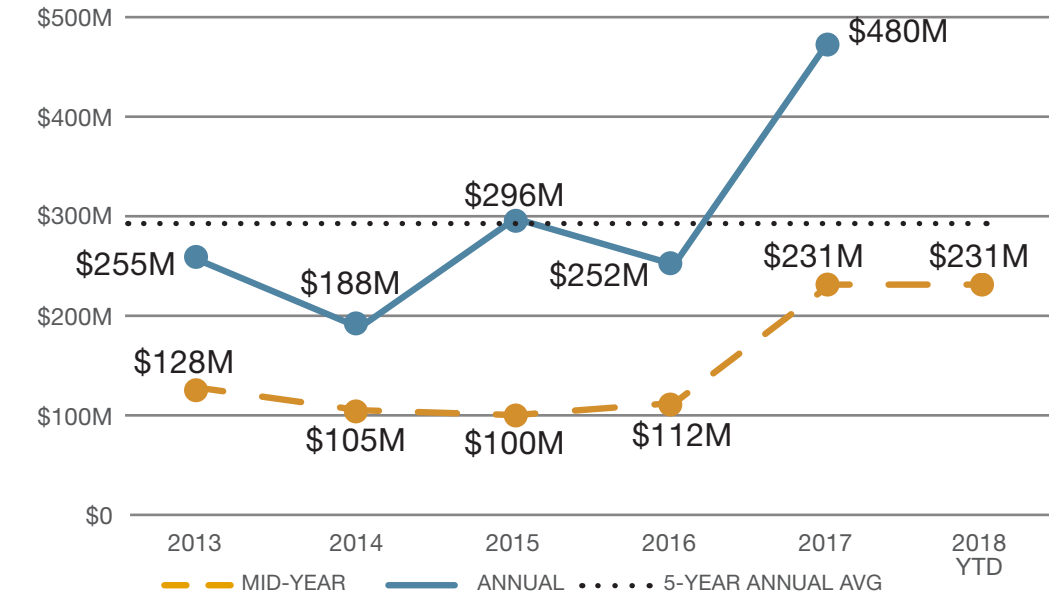


The number of commercial, Institutional and multifamily building permits increased for the first half of 2018 compared to the same period in 2017.

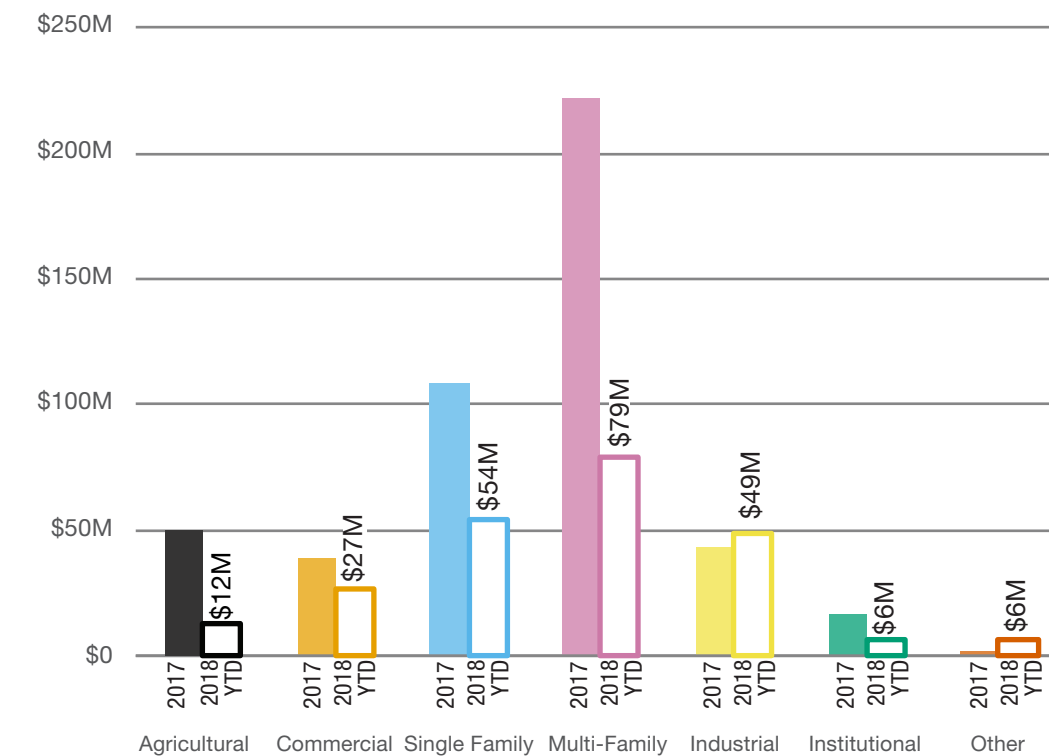
Building Permits (Value)

The value of building permits for the first half of 2018 has followed the same pattern as 2017, on pace for another strong year. 2017 was the first year on record that the building permits total construction value had exceeded \$400 million.

Total Value of Building Permits



Total Construction Value of Building Permits by Type



The value of Industrial building permits has increased by 288% (+\$36 million) for the first half of 2018 compared to the same period in 2017.

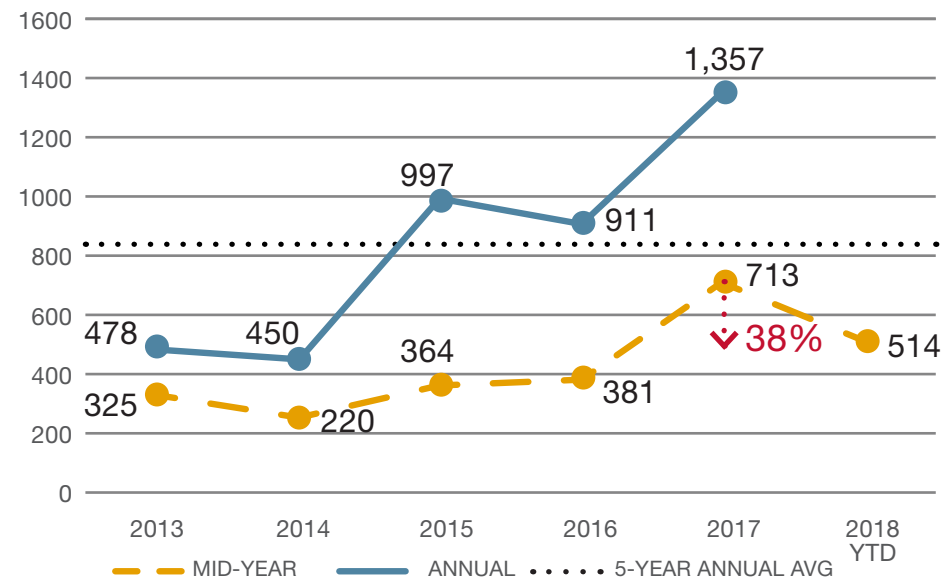
The new courthouse's first building permit was issued at the beginning of July and will be reflected in the PDS 2018 Annual Report.



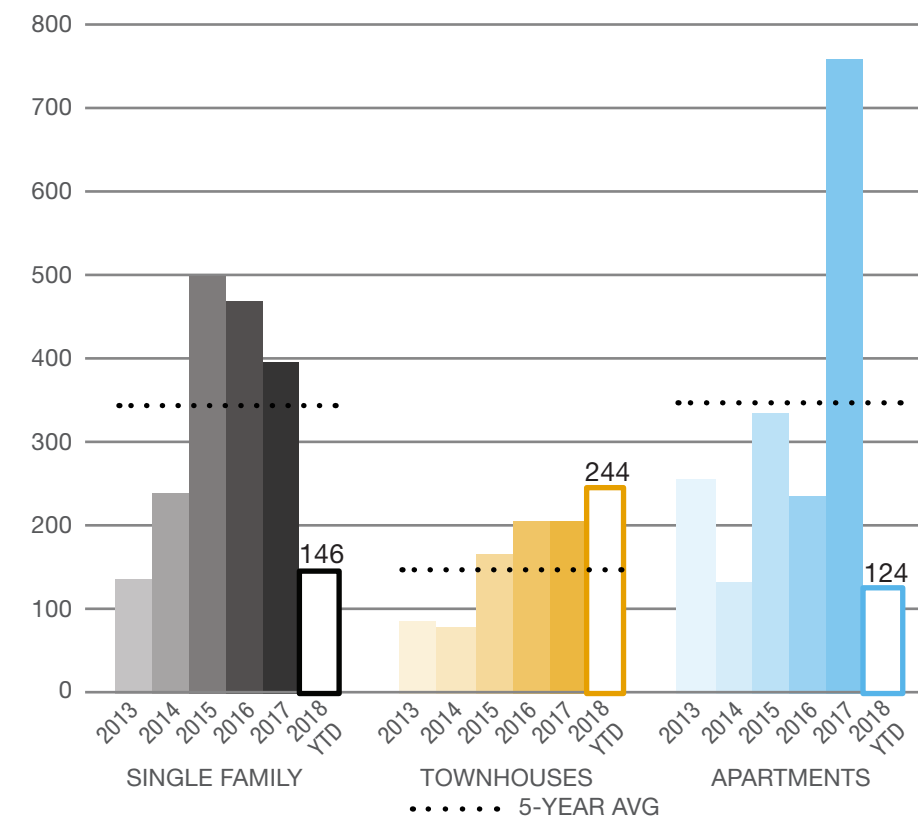
Construction

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

Total Number of New Units



New Units by Type



New apartment units from issued building permits hit a record high for the first period of 2017 due to the timing of issuance. For the same period in 2018, the number of new apartment units is down but the number of townhouses is up significantly.

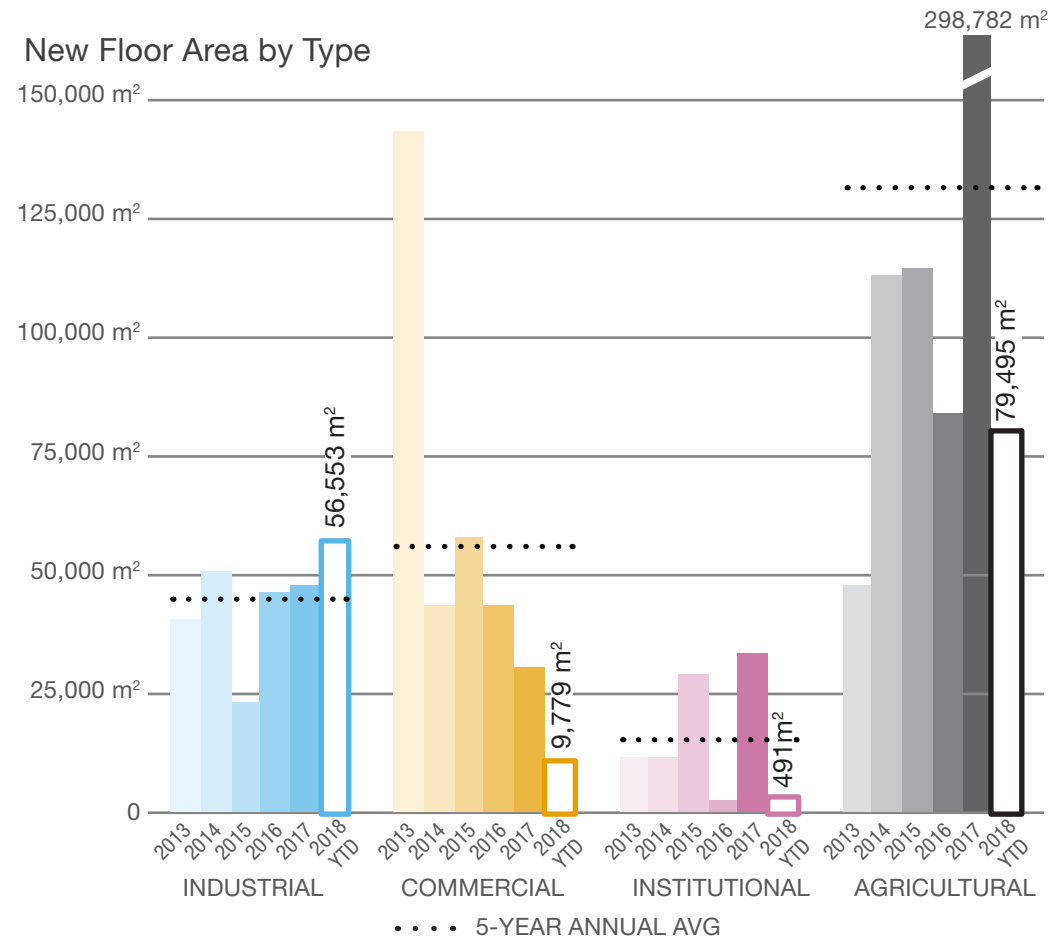
The up and down swing of total new units from issued building permits comes from looking at a shorter timeframe. Annually, the number of total units from issued building permits is trending upward year over year.



Construction

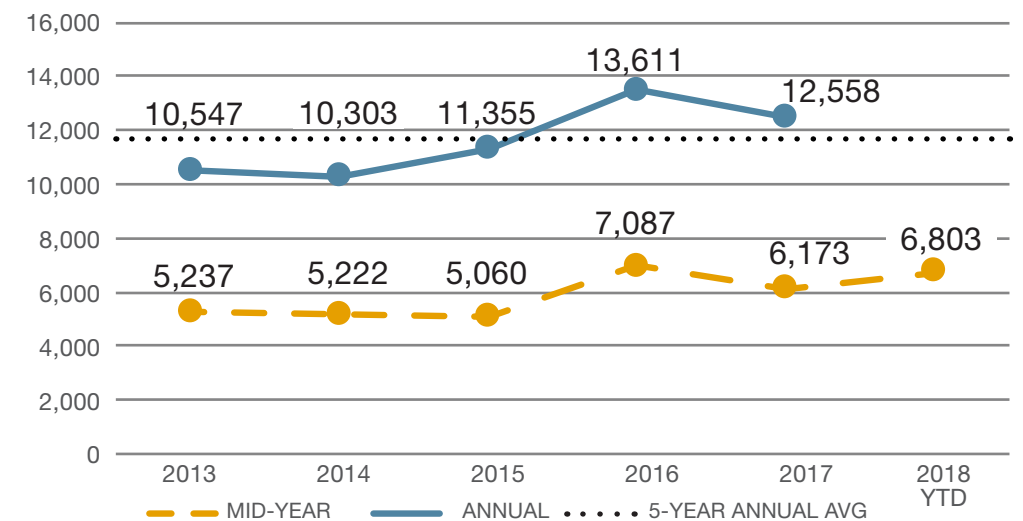
Institutional, Commercial, Industrial & Agricultural Floor Area (New Construction & Improvements)

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 are starting to receive building permits as the amount of floor area approved over doubled in the first half of 2018.

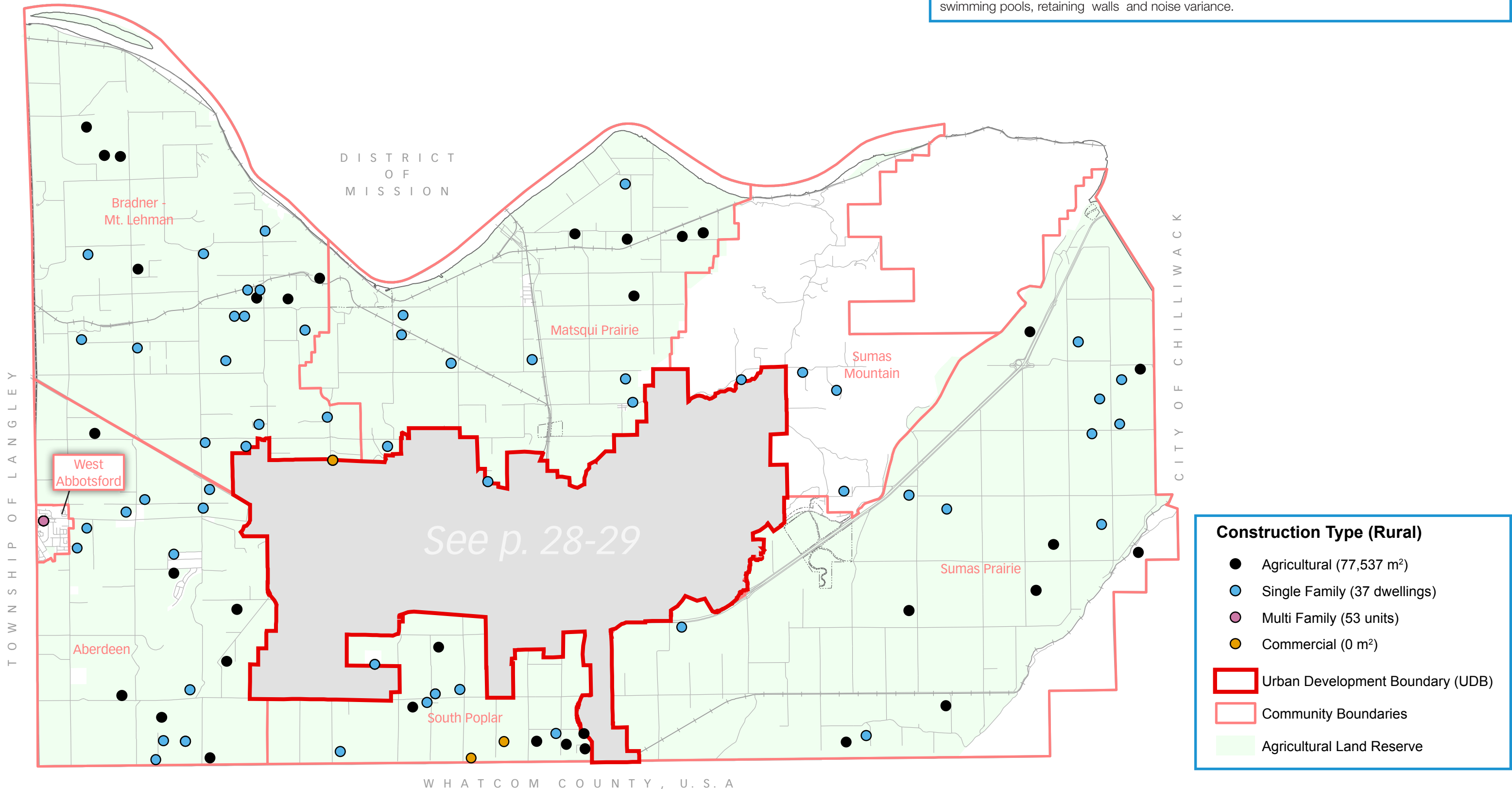
The number of building inspections is up for the first half of 2018 compared to the same period in 2017.

Issued Building Permits

New Construction & Improvements Q1-Q2 2018 (Rural)

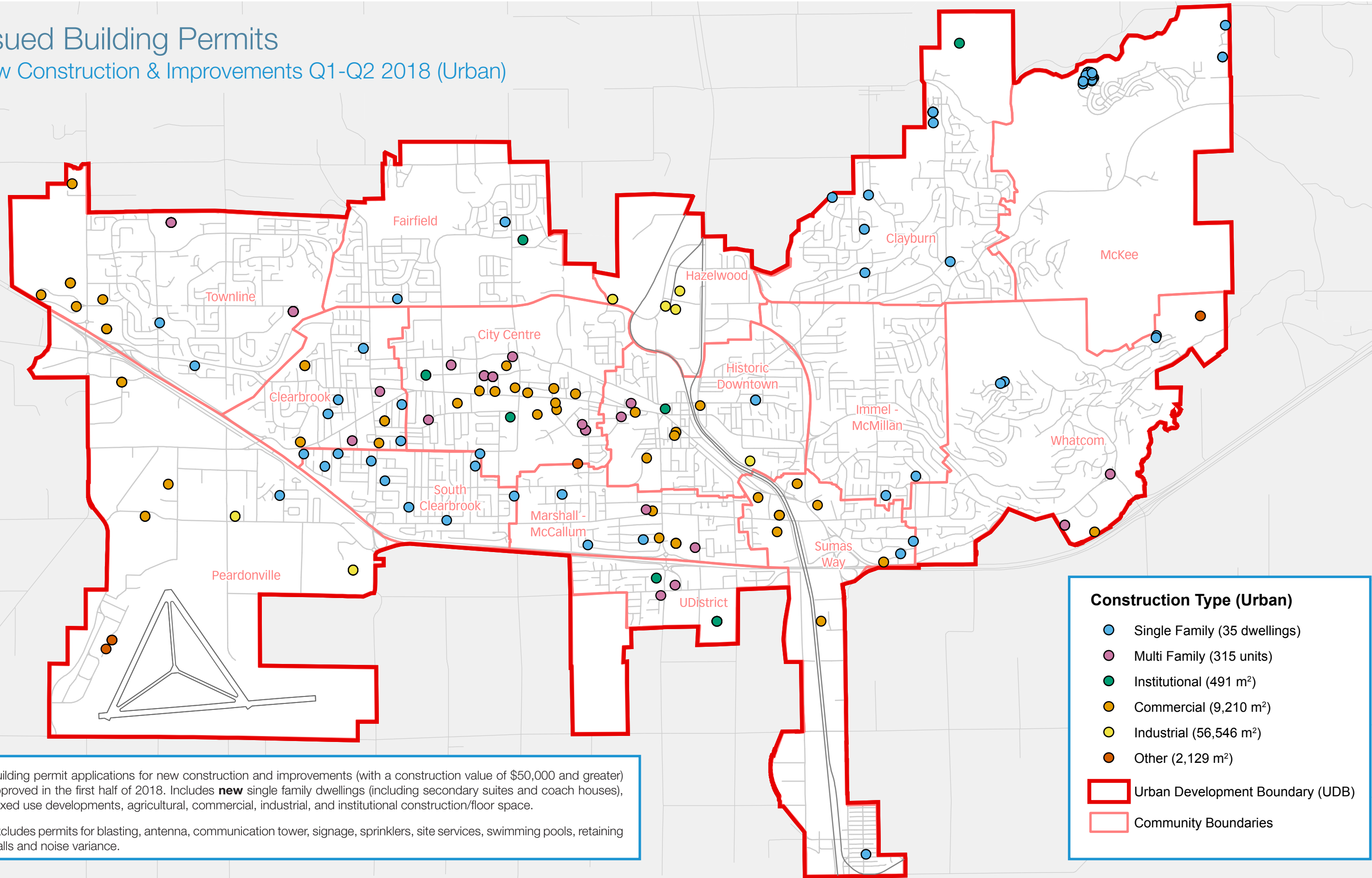
Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in the first half of 2018. Includes **new** single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, 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 Q1-Q2 2018 (Urban)



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

Construction Type (Urban)

- Single Family (35 dwellings)
- Multi Family (315 units)
- Institutional (491 m²)
- Commercial (9,210 m²)
- Industrial (56,546 m²)
- Other (2,129 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).



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

Q1

JAN	<p>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.</p>		
FEB	<p>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.</p>	<p>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.</p>	<p>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.</p>
MAR	<p>City Centre Neighbourhood Plan March 12, 2018 Stage 3 - report on the Popup Shop engagement presented to Council.</p>	<p>Historic Downtown Neighbourhood Plan March 29, 2018 Stage 3 - presentation to Abbotsford Downtown Business Association (ADBA).</p>	

Q2

APR	<p>AgRefresh APRIL 23, 2018 In light of the recent 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 late 2018/early 2019.</p>	<p>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.</p>	<p>UDistrict Neighbourhood Plan May 28, 2018 Stage 4 - UDistrict Neighbourhood Plan adopted by Council.</p>
MAY			
JUN		<p>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</p>	



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.



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