



# 2024

## MID-YEAR REPORT

### Planning & Development Services



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Cover image: 2179 McCallum Road  
Image by: Integra Architecture Inc.

Source of all data: City of Abbotsford, Planning and Development Services unless otherwise stated. The City of Abbotsford has made an effort to summarize data in an easy to use format for the public’s benefit. While every effort has been made to do so accurately, there may be errors in the data portrayed.

# Planning & Development Services

The Planning & Development Services Department consists of three main divisions: Community Planning, Development Planning, 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.

**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 licensing.

For more information: [abbotsford.ca/business-development](https://abbotsford.ca/business-development)



## Introduction

The 2024 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.

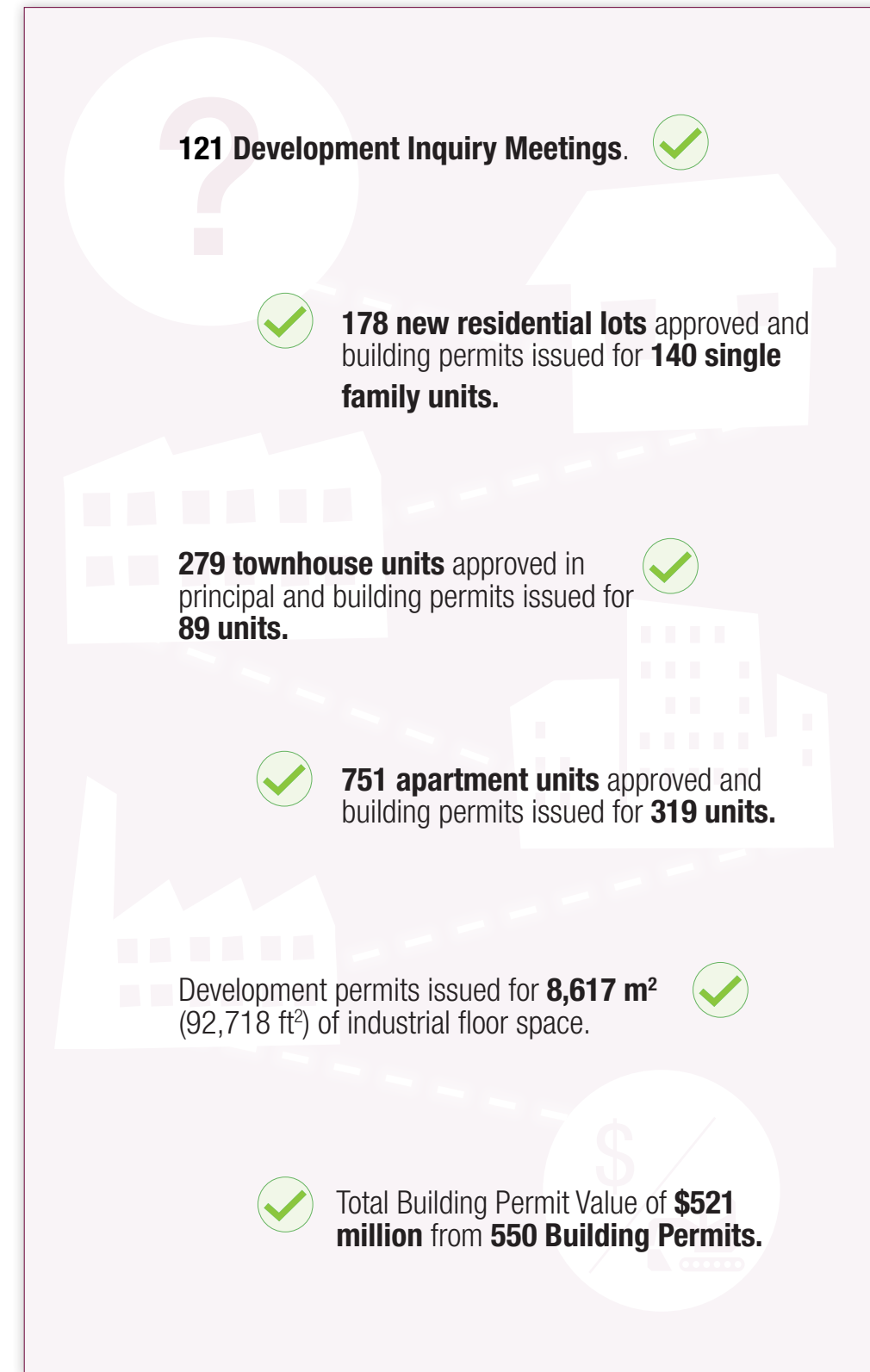
### Approval and Issuance

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.

## 2024 Highlights



The 2024 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:

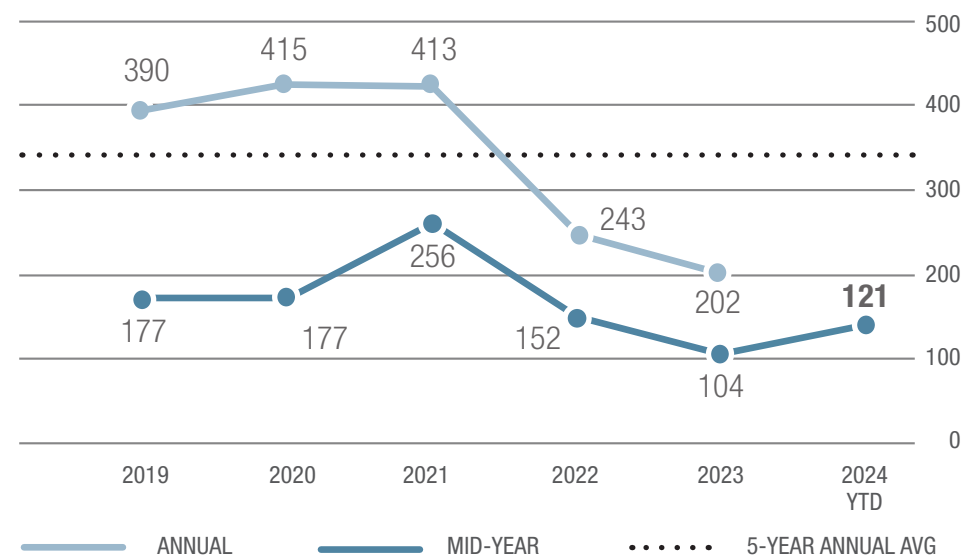
[abbotsford.ca/business-development/statistics](https://abbotsford.ca/business-development/statistics)

# Inquiry, Submission & Review

## Development Inquiry Meetings

> Staff coordinated approximately 5 DIMs a week throughout the first half of 2024.

Total Number of DIMs

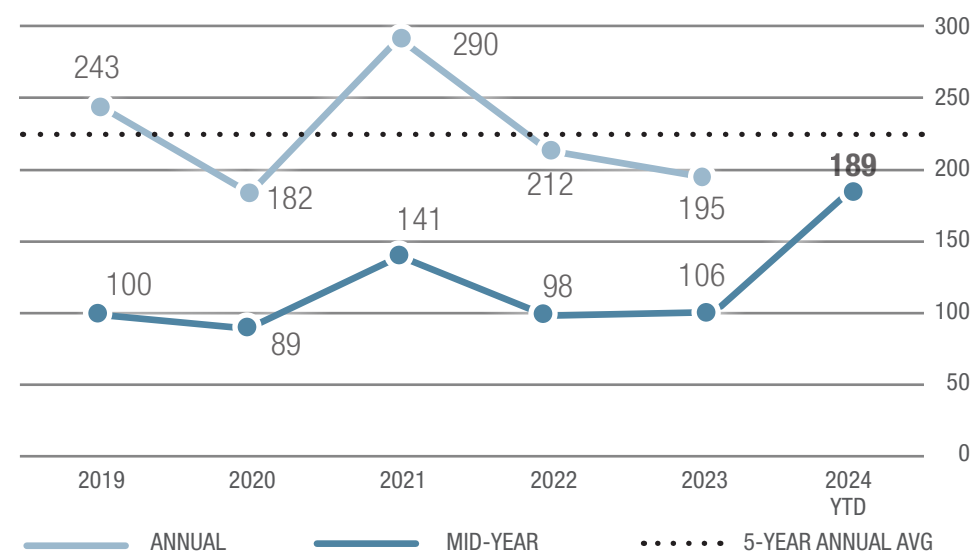


Development Inquiry Meetings (DIMs) are intended to provide preliminary comments to land owners and developers considering development in respect to the Official Community Plan, Development Permit Areas/Guidelines, zoning, and anticipated off-site upgrades.

## Land Development Applications Received

> The total number of land development applications received at the mid-year mark in 2024 (198) has almost surpassed end-of-year totals of 2023 (195).

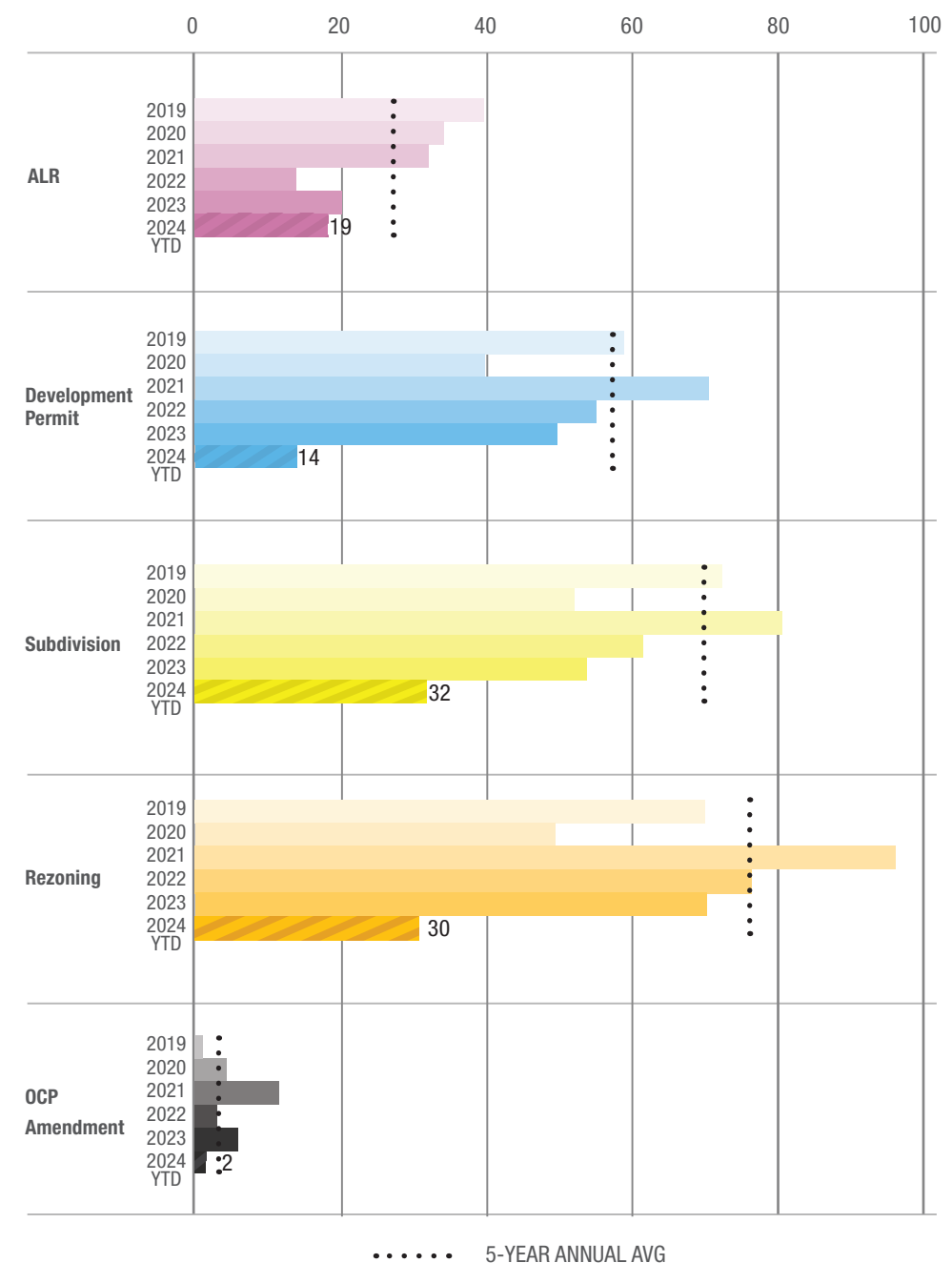
Total Land Development Applications Received



## Land Development Applications Received (cont'd)

> The total number of land development applications received so far in 2024 (189) is significantly more than the previous year's mid-year total (106).

Land Development Applications Received by Type



There were more subdivision applications than rezonings for the first time since 2016.

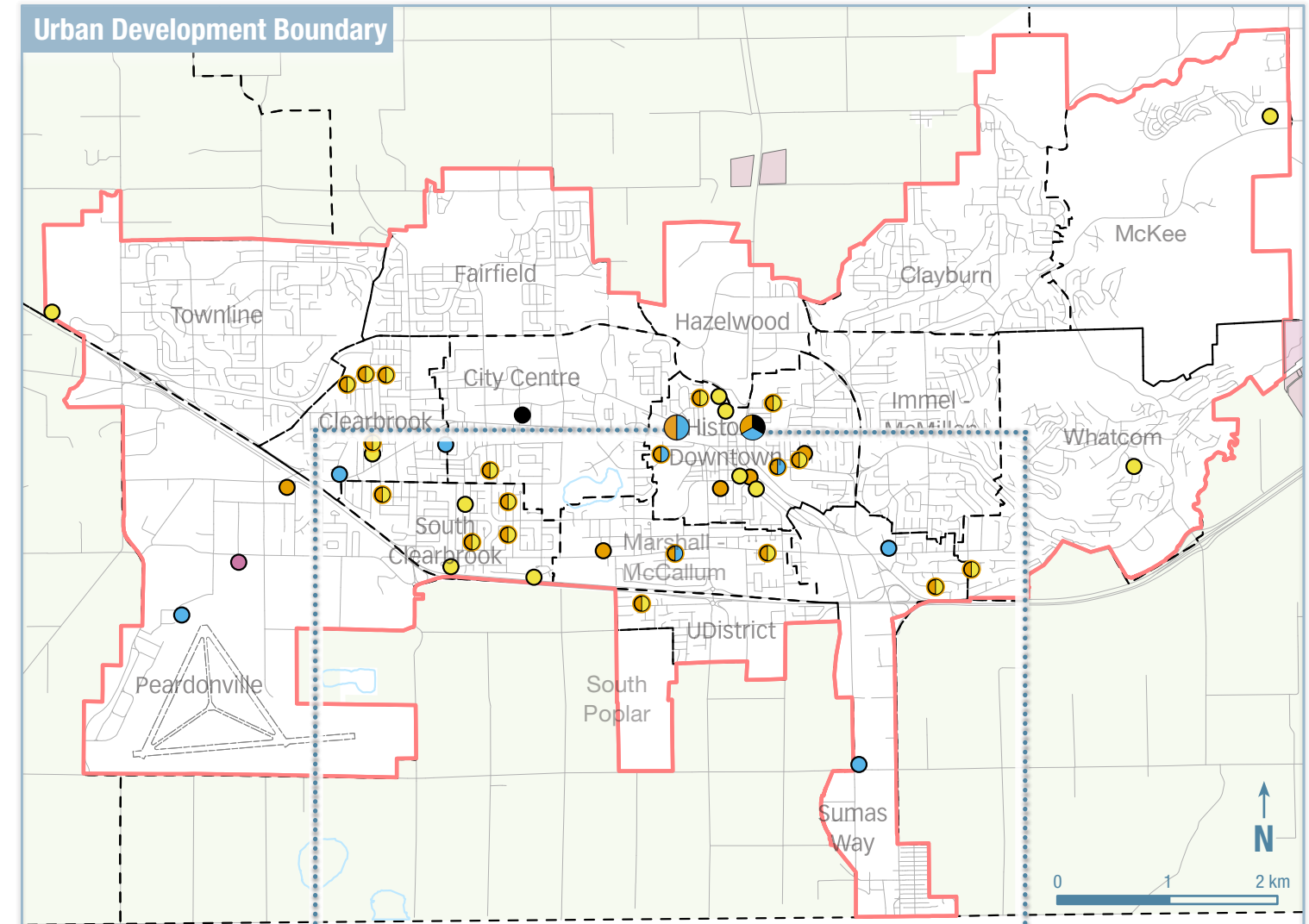
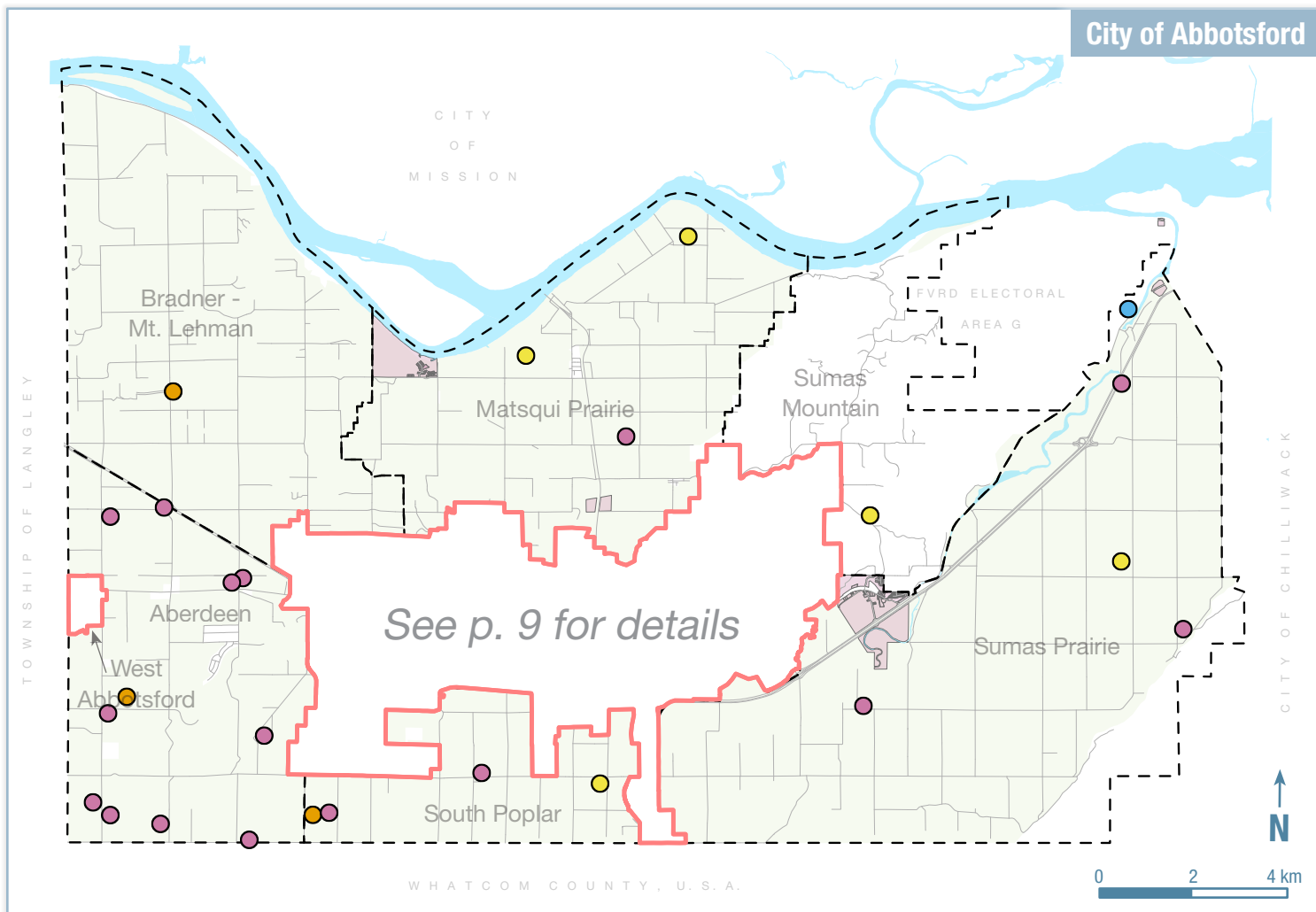
This graph does not display the 92 "other" Land Development Applications. For instance, Development Permit exemptions or STRATA conversions are accounted for in this category.



# Land Development Applications Received

## Application Type

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



**33426 George Ferguson Way**  
42 Units



**33868 Pine St**  
135 Units

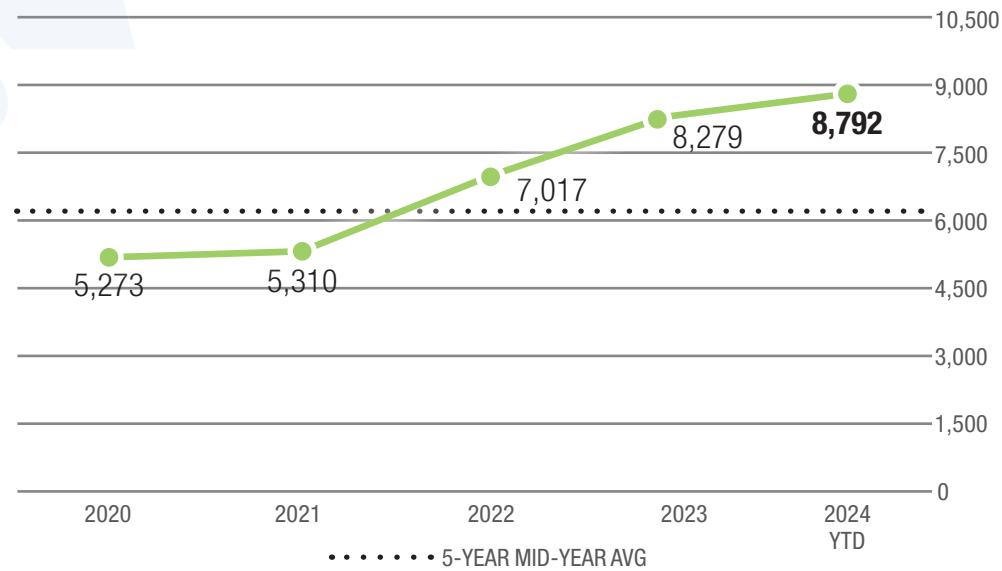


## In-Stream Residential Applications

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

- > The total number of lots/units in-stream at the mid-year mark in 2024 has surpassed the annual total of 2023.

Total Lots/Units In-Stream

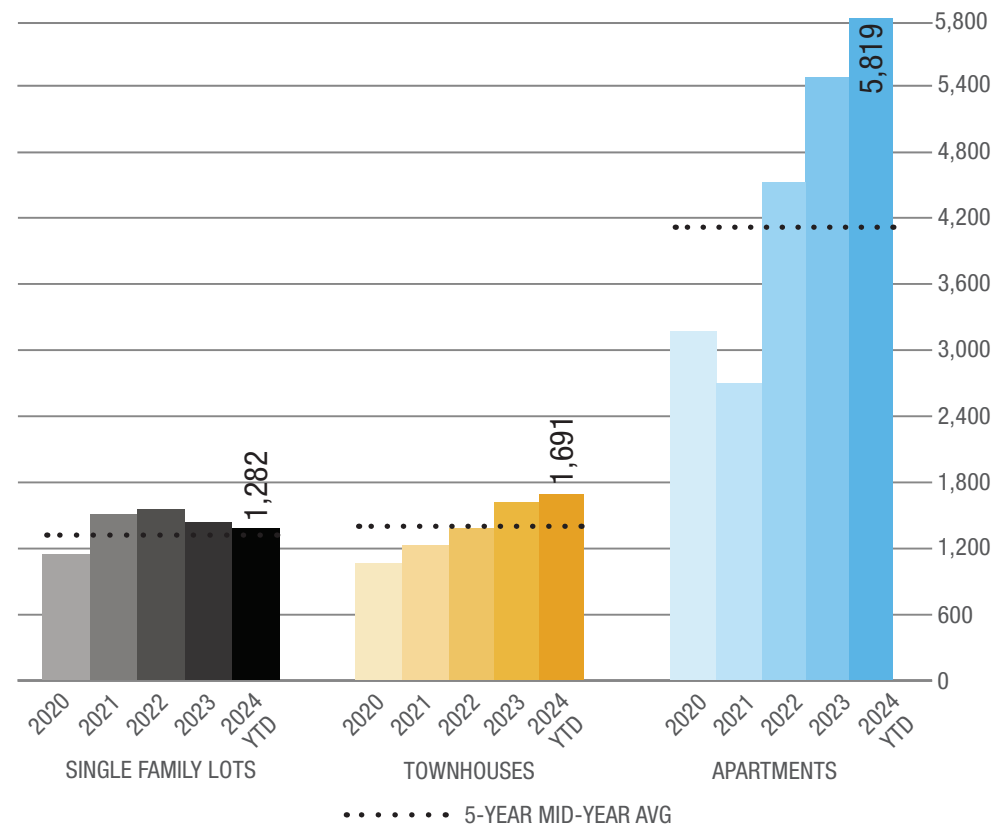


In-stream applications refer to applications currently under staff review.

Over 85% of all in-stream lots or units at mid-year were multi-family units.

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

Lots/Units In-Stream by Type

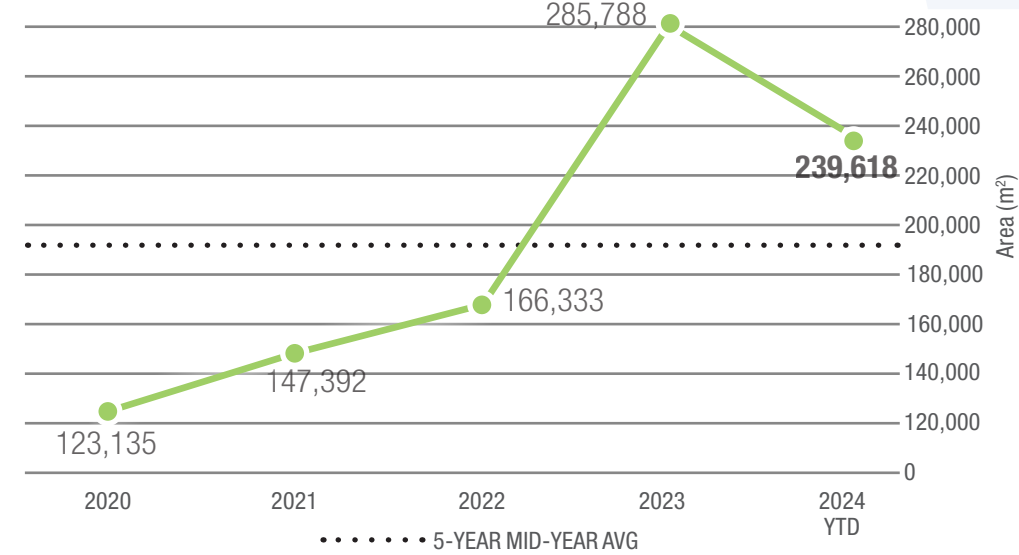


## In-Stream ICI Applications

### Institutional, Commercial, & Industrial Floor Space

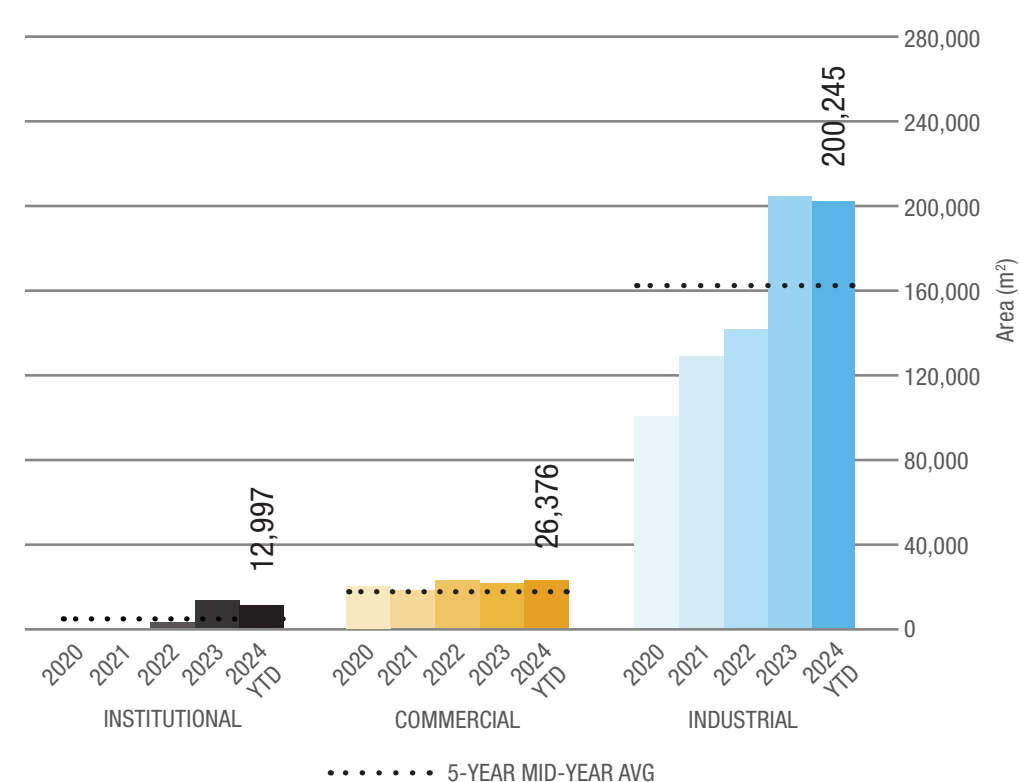
- > The total in-stream Institutional, Commercial, and Industrial floor space area is well above the 5-year mid-year average of 192,453 m<sup>2</sup>.

Total Floor Space In-Stream



Total in-stream ICI floor area remained above the 5-year mid-year average.

Floor Space In-Stream by Type



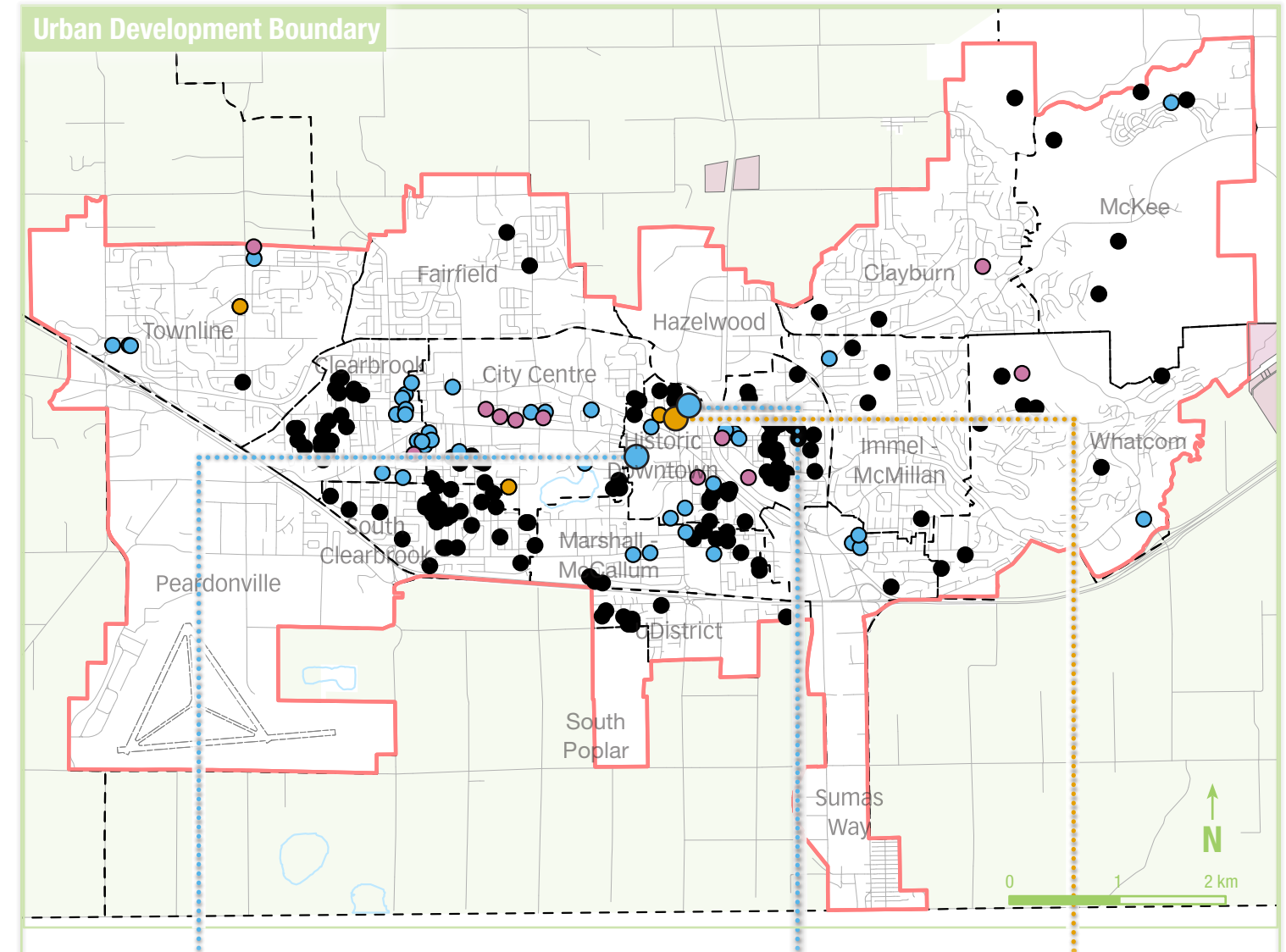
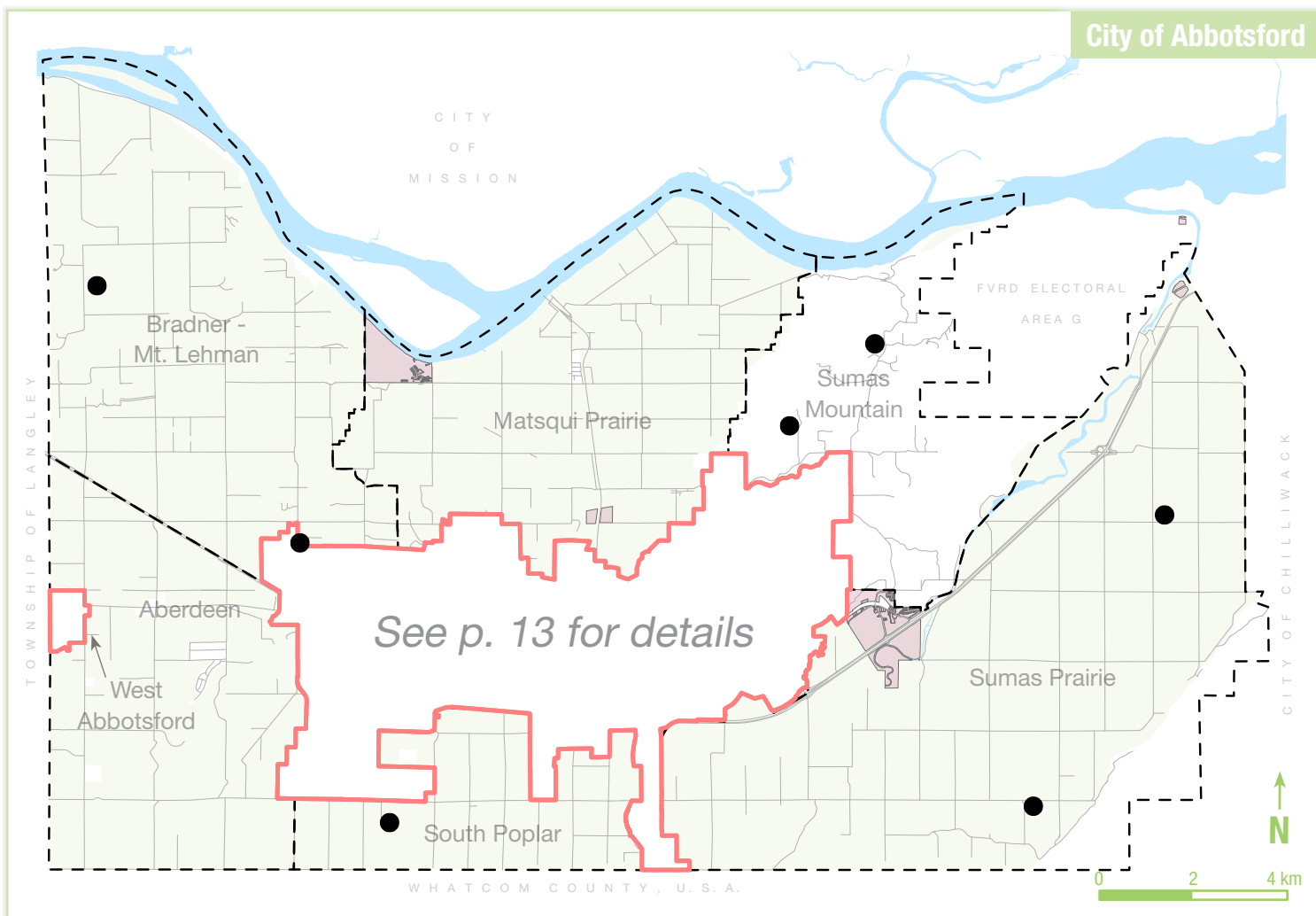
All types of in-stream floor space area exceeds the 5-year mid-year average.

# In-Stream Residential Applications

## Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

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



**2507 Bourquin Cr**  
64 Units

APT

**2881 Montrose Avenue**  
130 Units

APT

**2857 McMillan Rd**  
190 Units

TH

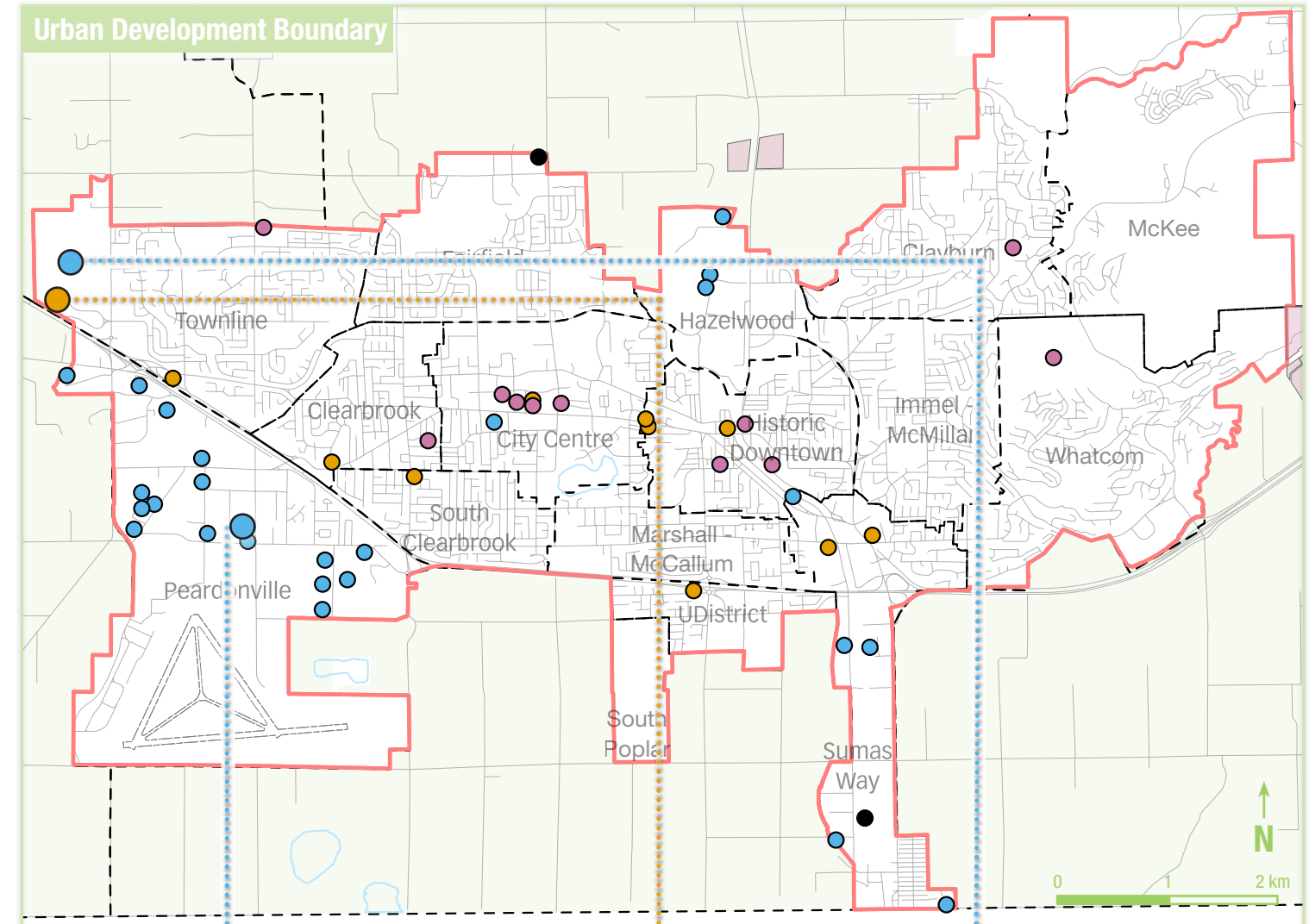
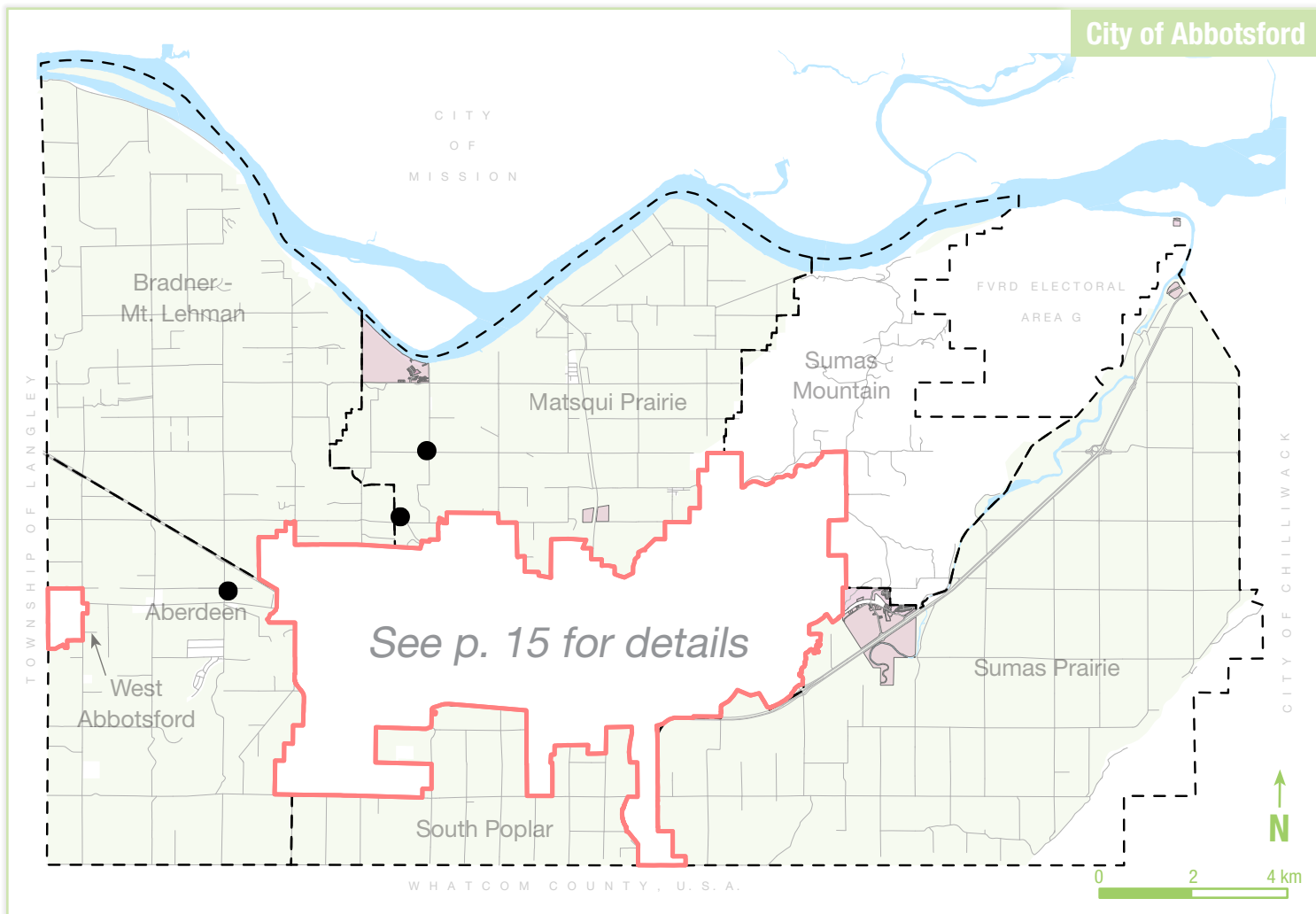


# In-Stream ICI Applications

## Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

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



**2069 Townline Rd**  
7,203 m<sup>2</sup>

IND



**30100 Automall Pl**  
3,805 m<sup>2</sup>

COM



**3589 Mt. Lehman Rd**  
85,701 m<sup>2</sup>

IND

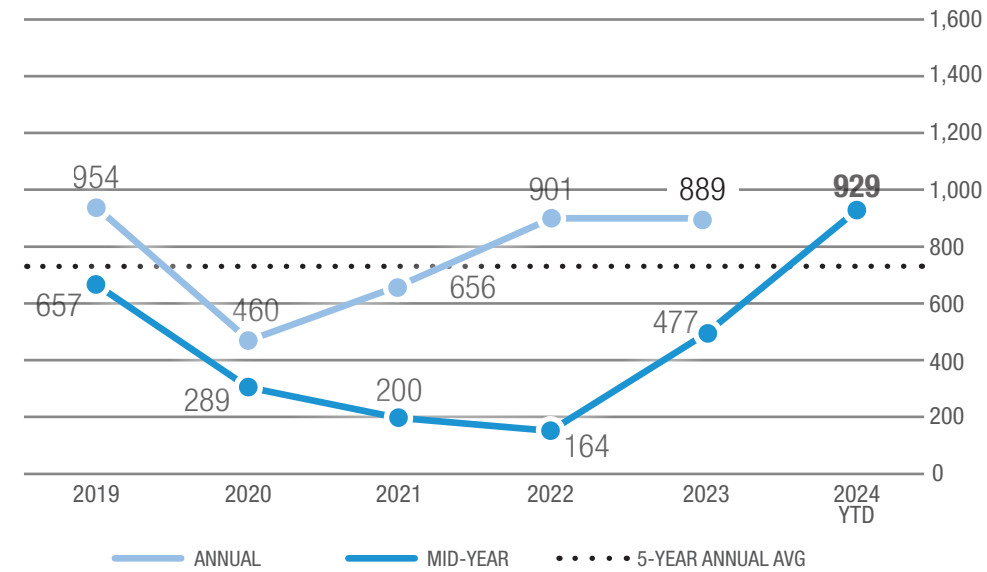


# Approval & Issuance

## Number of Residential Lots/Units Approved

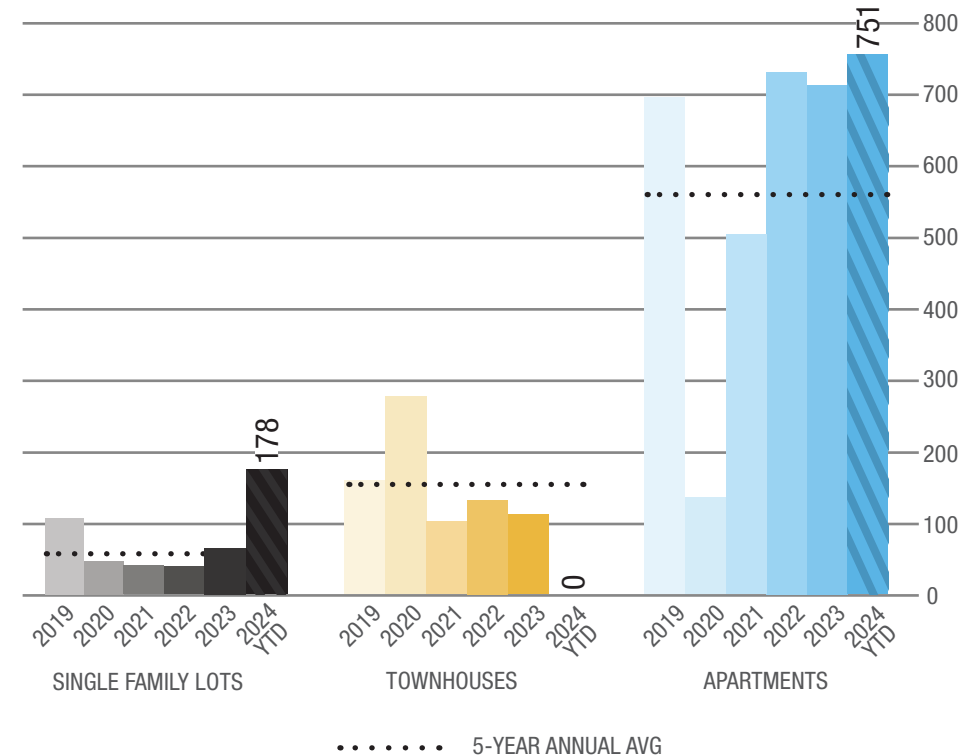
> The total number of units approved to date in 2024 has surpassed the total lots/units approved in all of 2023.

Total Lots/Units Approved



Approved lots/units refers to applications which have received either adoption of a rezoning or an issued development permit.

Lots/Units Approved by Type



In addition to these approved lots/units, Council and Staff approved in principle, 1,036 apartment units and 279 townhouse units to date in 2024.

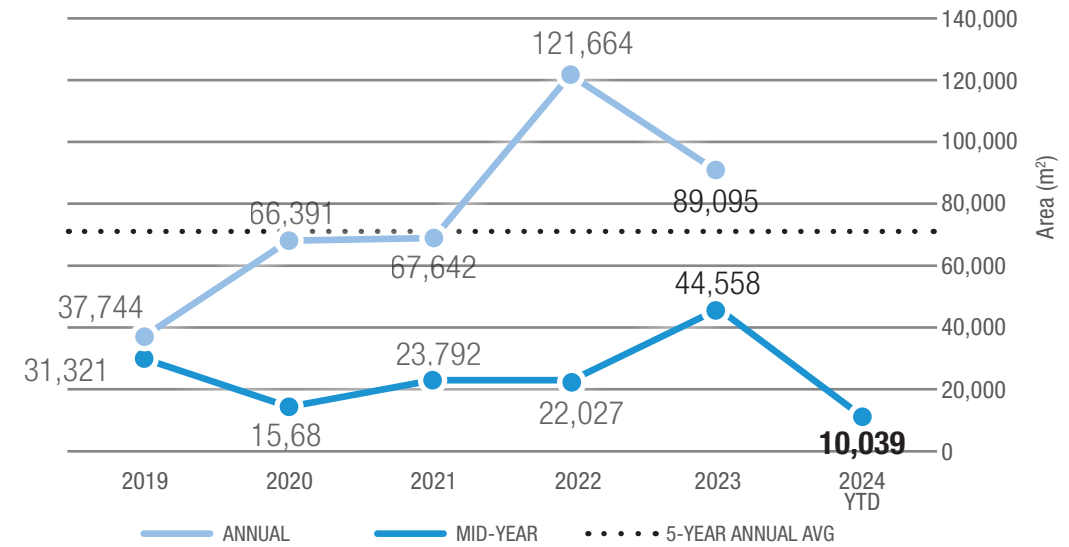
Approved in principle refers to applications which are at 3rd reading of a rezoning or development (variance) permit application. The City is waiting upon the applicant to fulfill their requirements.

# Approval & Issuance

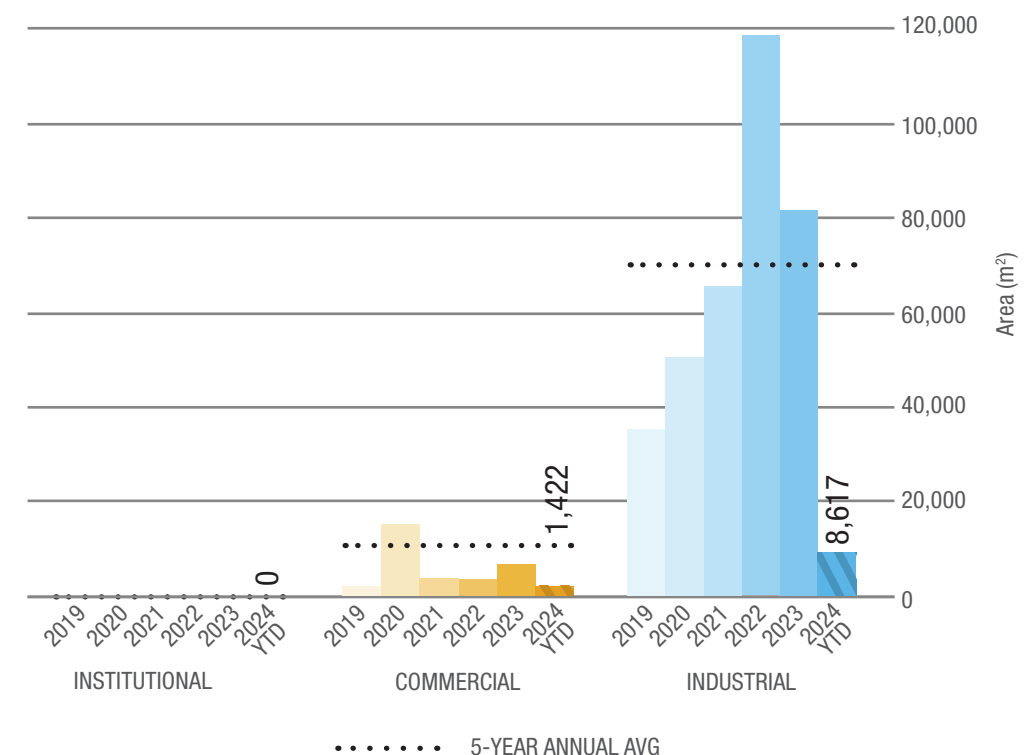
## New ICI Floor Area Approved

> The total approved ICI (Industrial, Commercial, and Institutional) floor area is at the lowest amount of the past five years.

Total Floor Area Approved



Floor Area Approved by Type



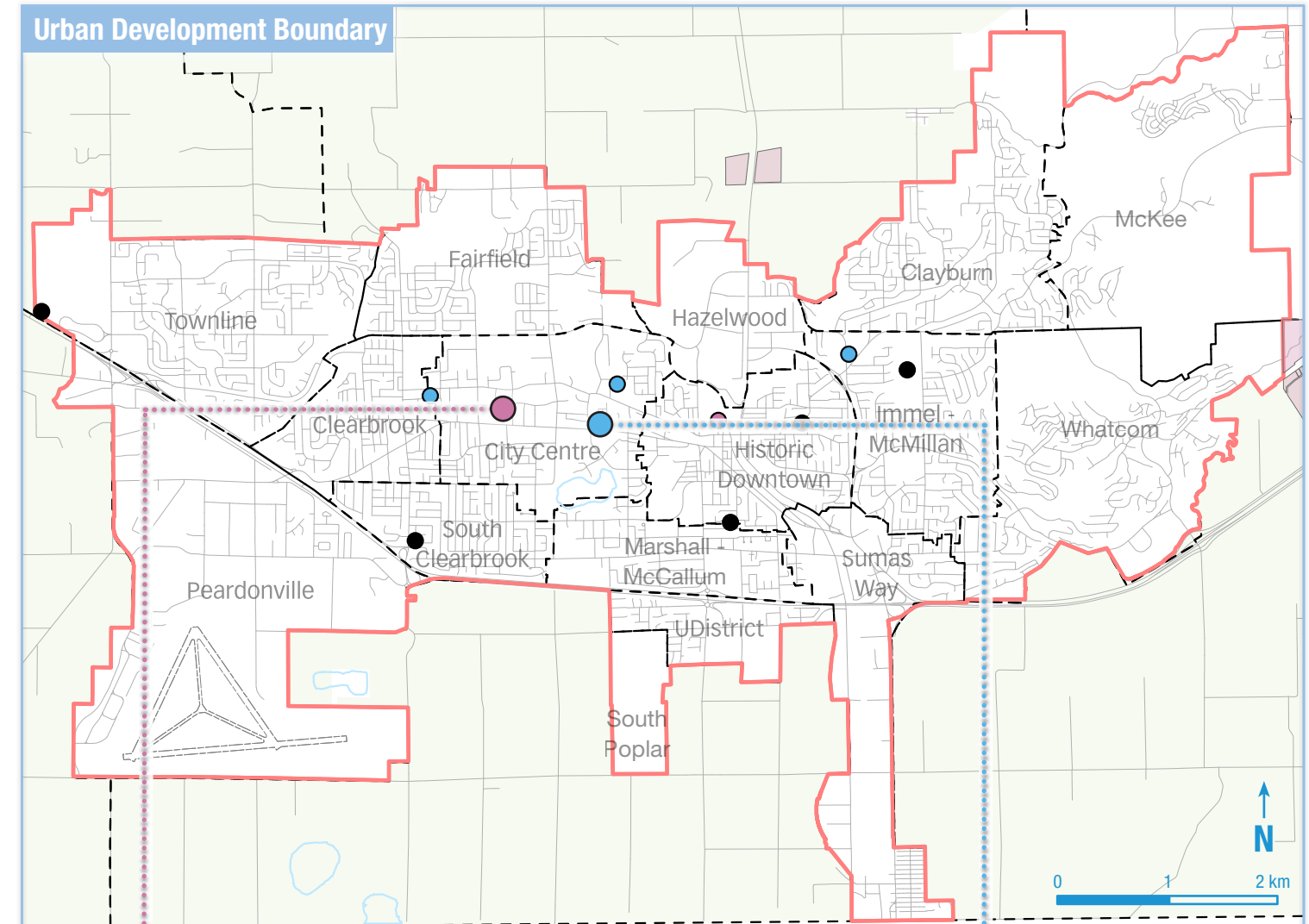
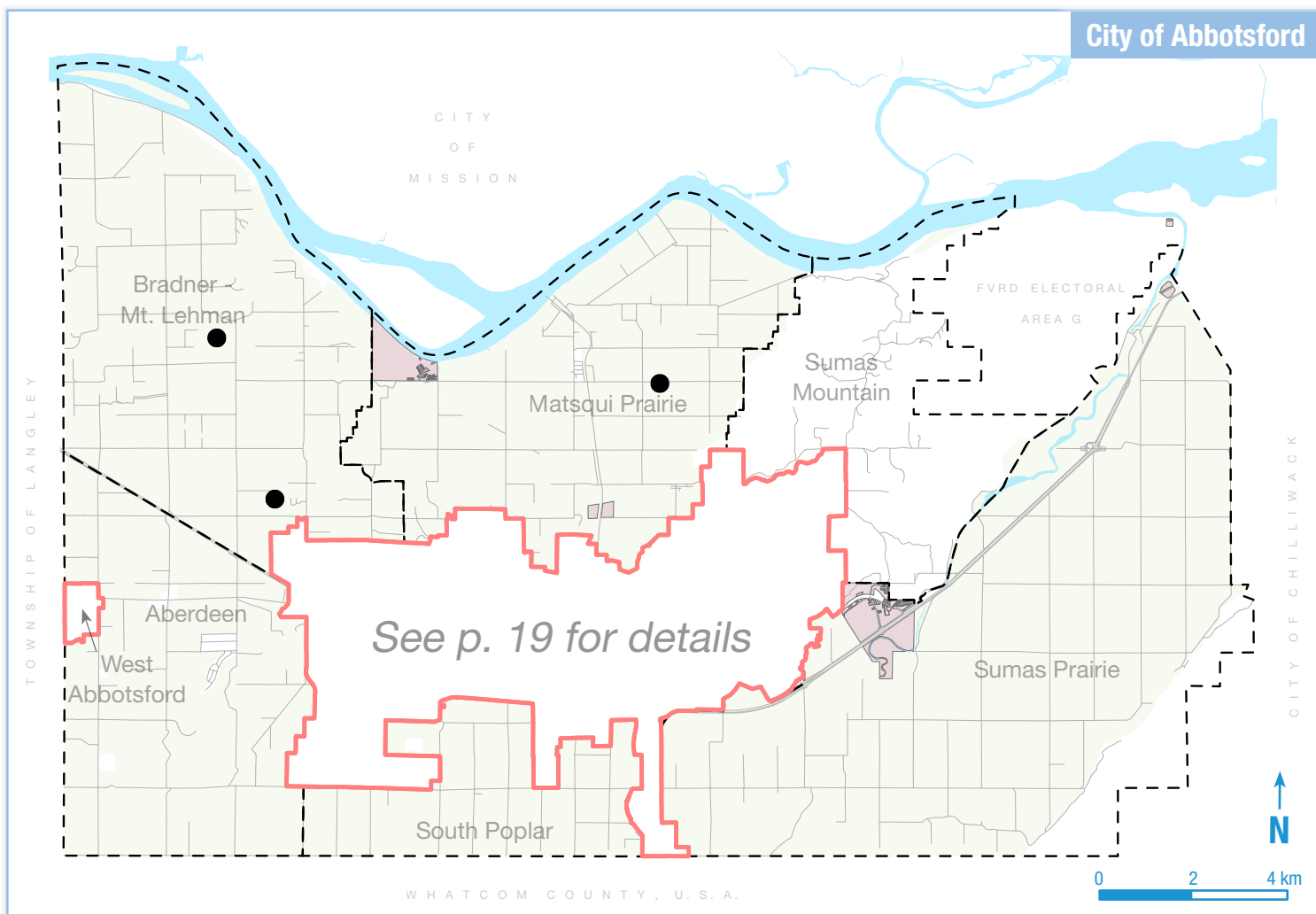
Overall, approved ICI (Industrial, Commercial, and Institutional) floor area has decreased significantly for the first half of 2024.

# Approved Residential Applications

## Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

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



**32528 Simon Ave**  
191 m<sup>2</sup> (CRU) + 134 Units

MU

**2767 Yukon Cres**  
300 Units

APT

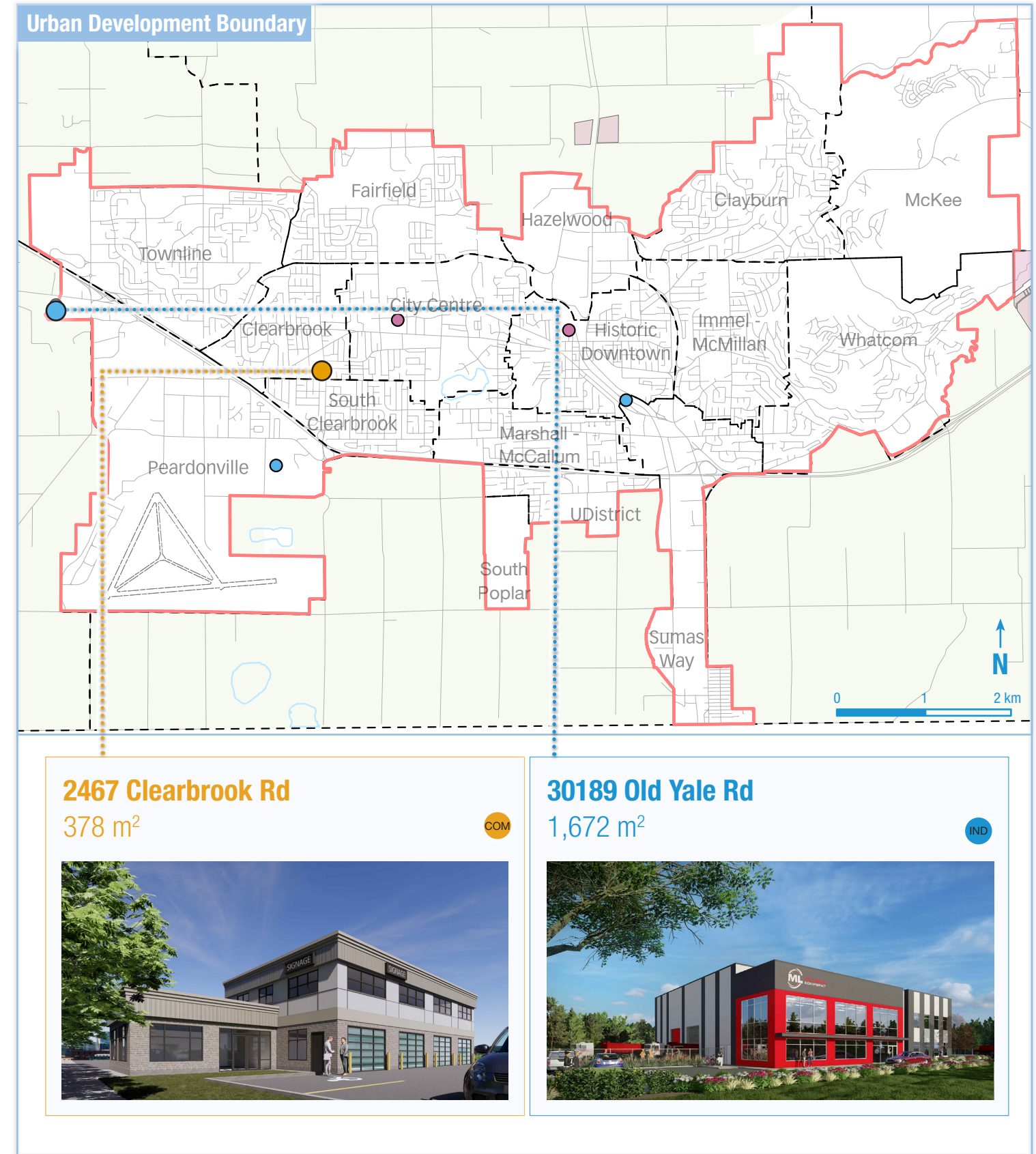
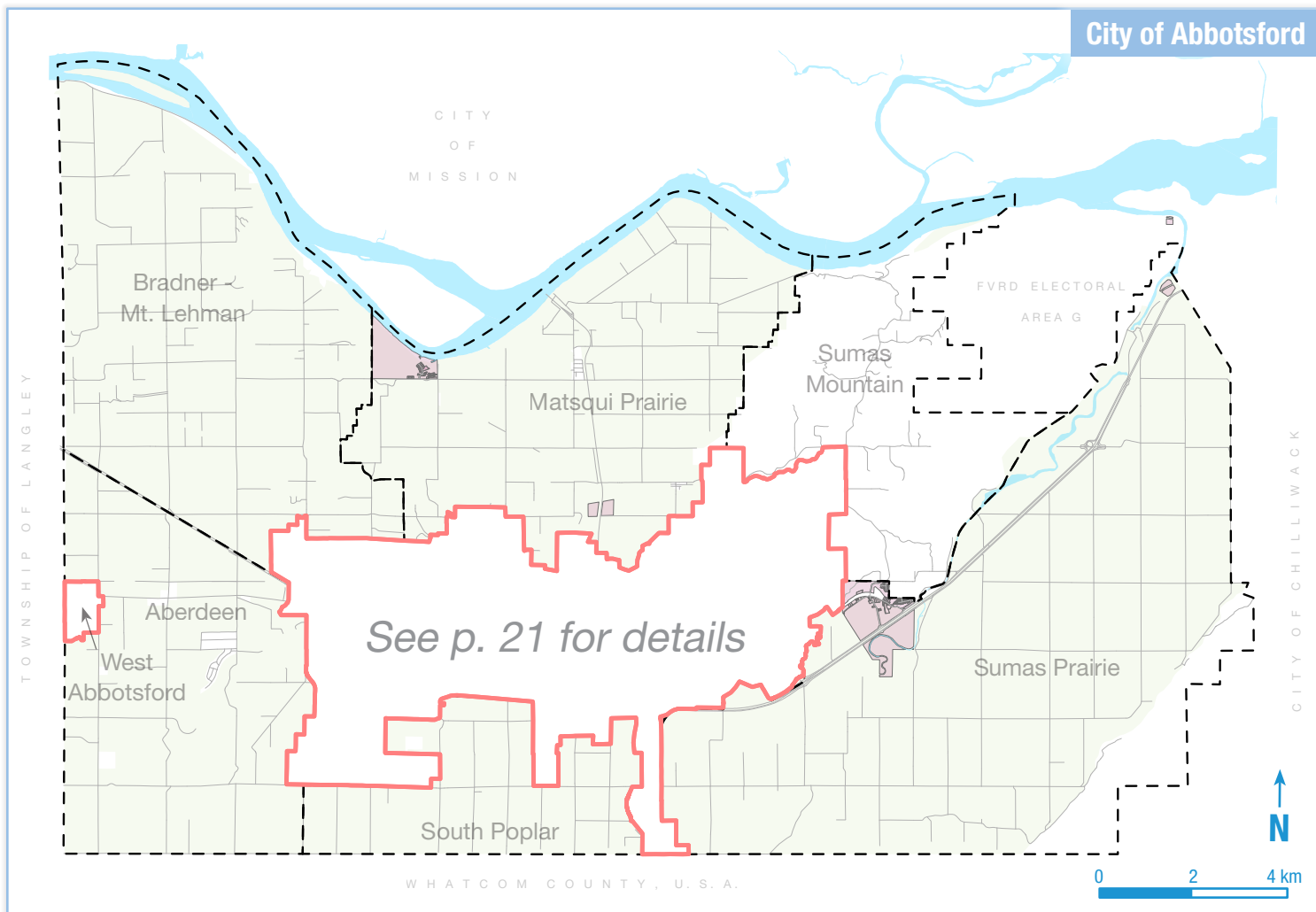


# Approved ICI Applications

## Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

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

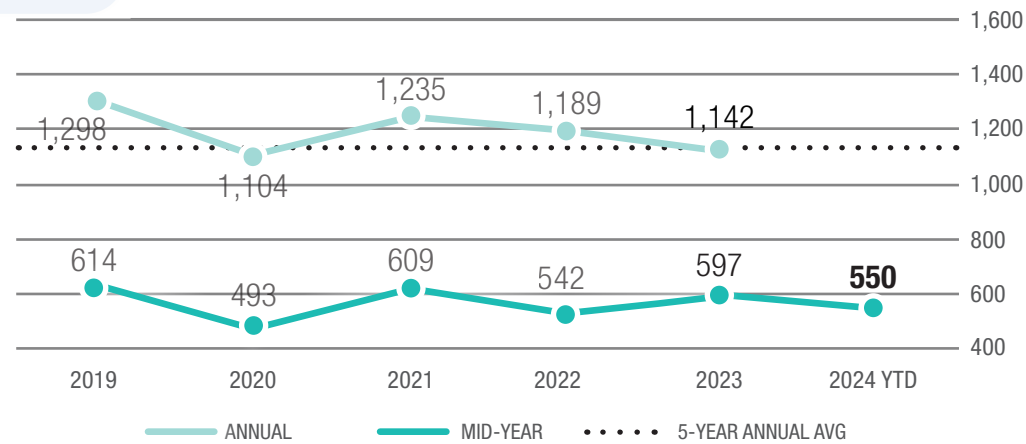


# Construction

## Building Permits (Number)

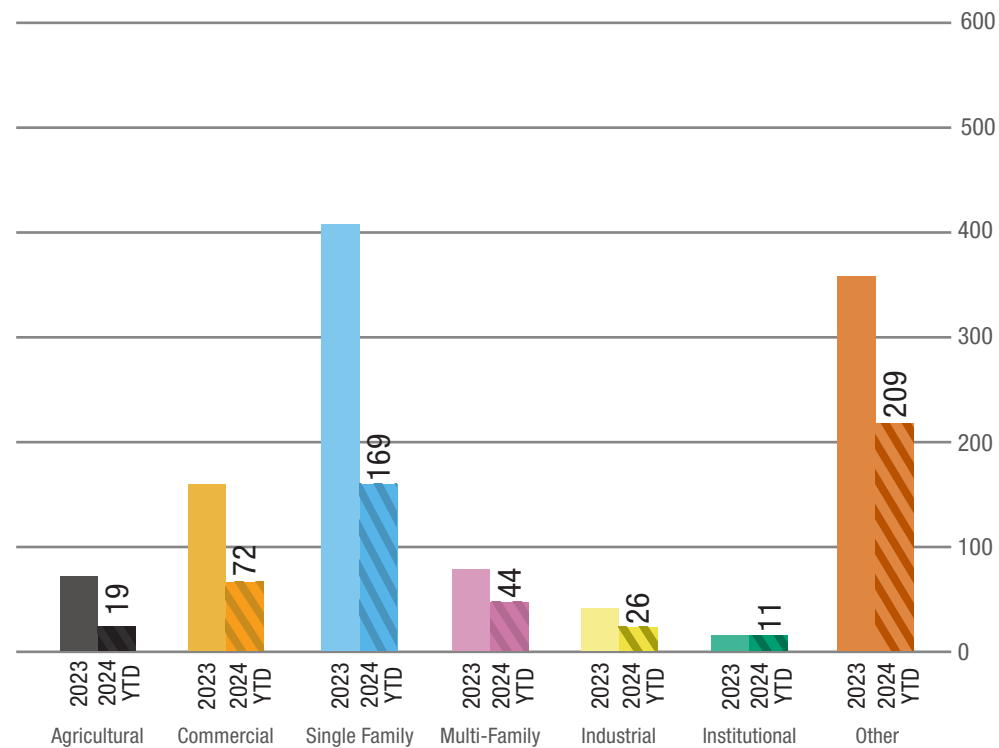
> The number of building permits issued by mid-year in 2024 is only 47 less than the 2023 annual total.

Total Building Permits Issued



While the overall number of issued building permits saw a decrease from mid-year 2023 to mid-year 2024, the number of Industrial (26) and Institutional (11) permits increased from this time last year.

Total Number of Building Permits Issued by Type

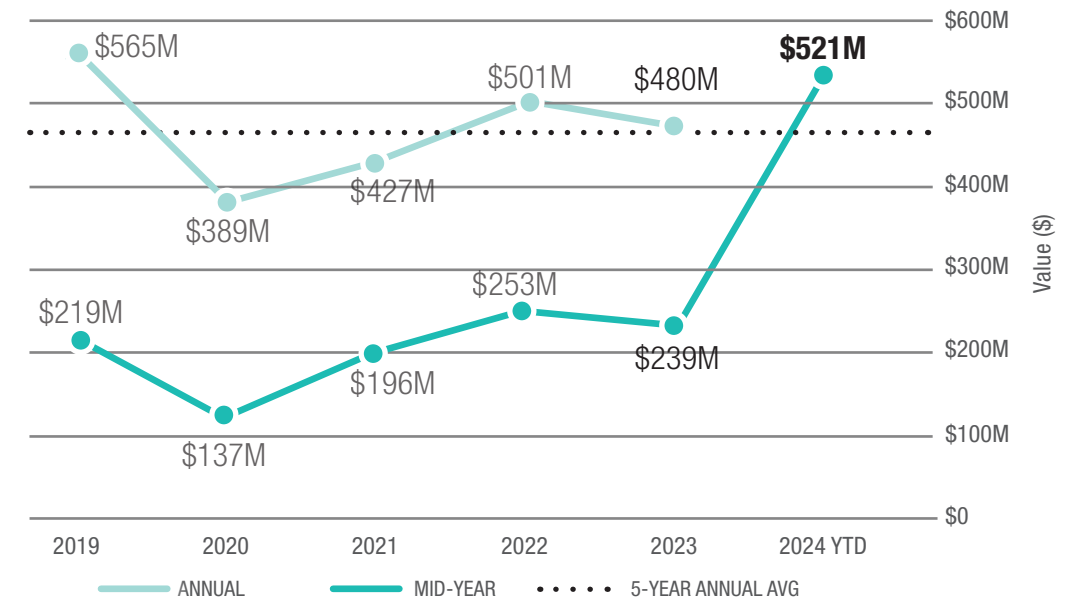


\*Note: historical building permit values have been revised from previous reports to remove plumbing permits. Plumbing permit construction value is captured in the building permit construction value in accordance with Building Bylaw, 2018.

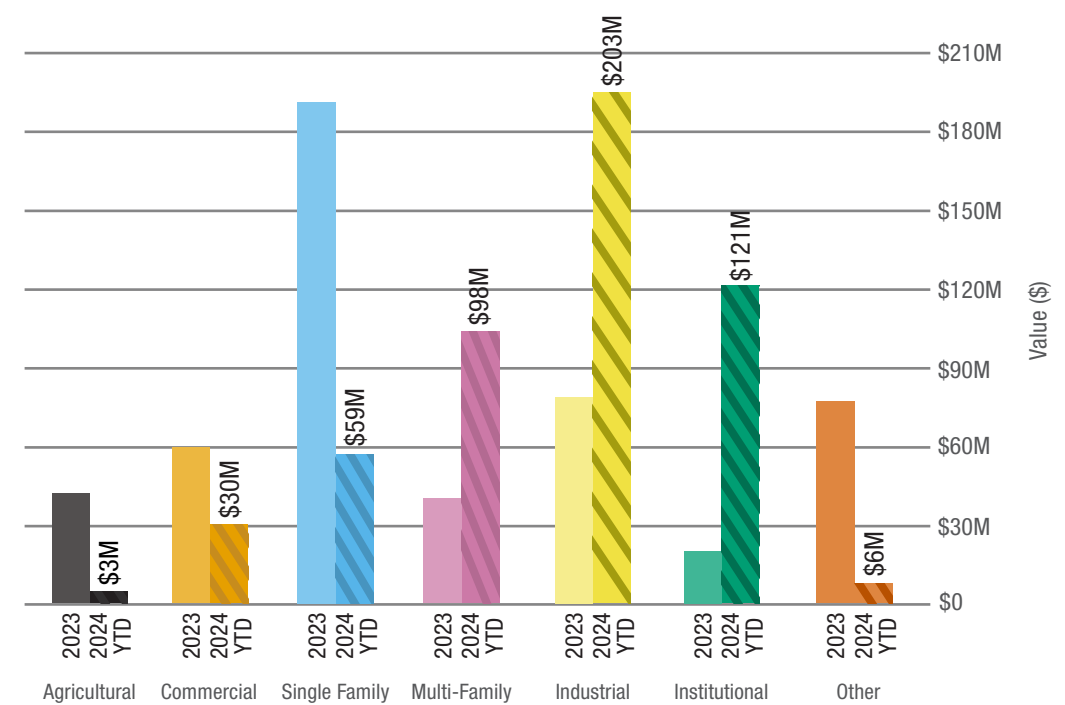
## Building Permits (Value)

> Mid-year total construction value increased substantially from mid-year 2023, by \$282M (+217%), surpassing the annual total from 2023 by \$41M (+8.5%).

Total Value of Building Permits Issued



Total Construction Value of Building Permits Issued by Type



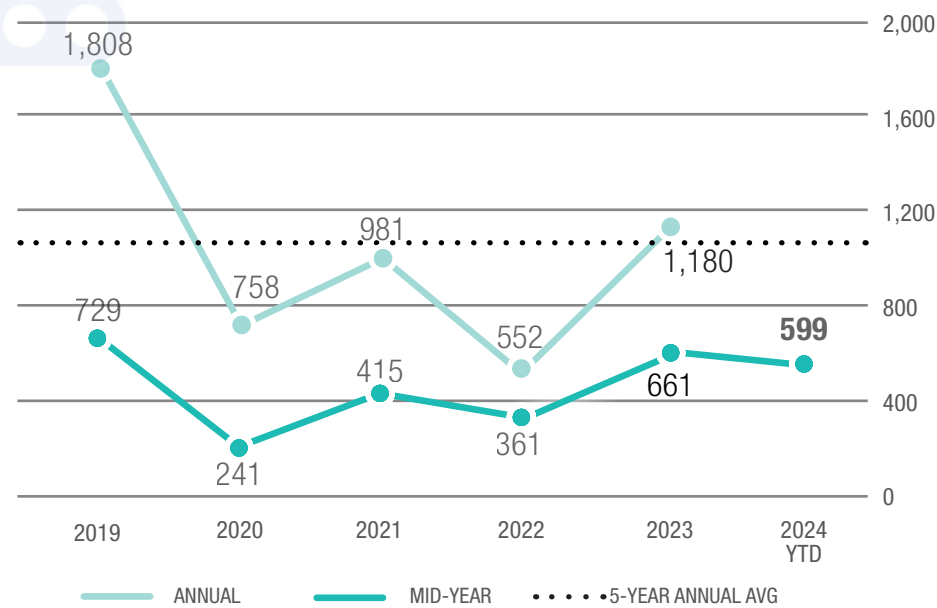
\*Note: total construction values have been rounded to the nearest million.

Multi-family, Industrial and Institutional permit values have seen a dramatic increase compared to 2023's annual totals.

# Construction

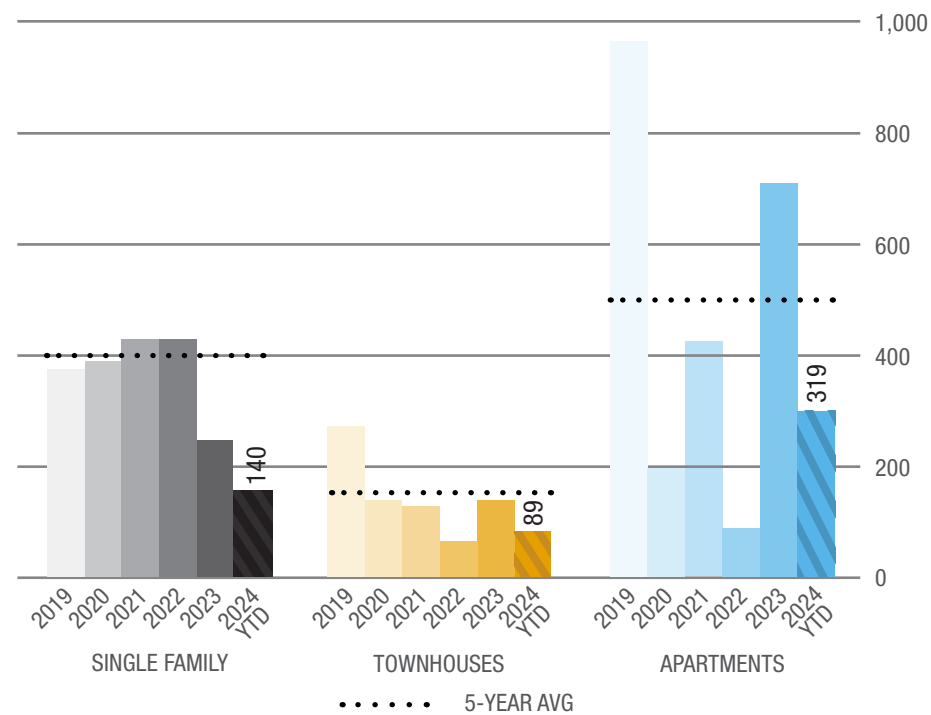
## Single Family, Townhouse & Apartment Units (New Construction & Improvements)

Total Number of New Units



New residential unit construction decreased slightly from the 2023 mid-year total.

New Units by Type

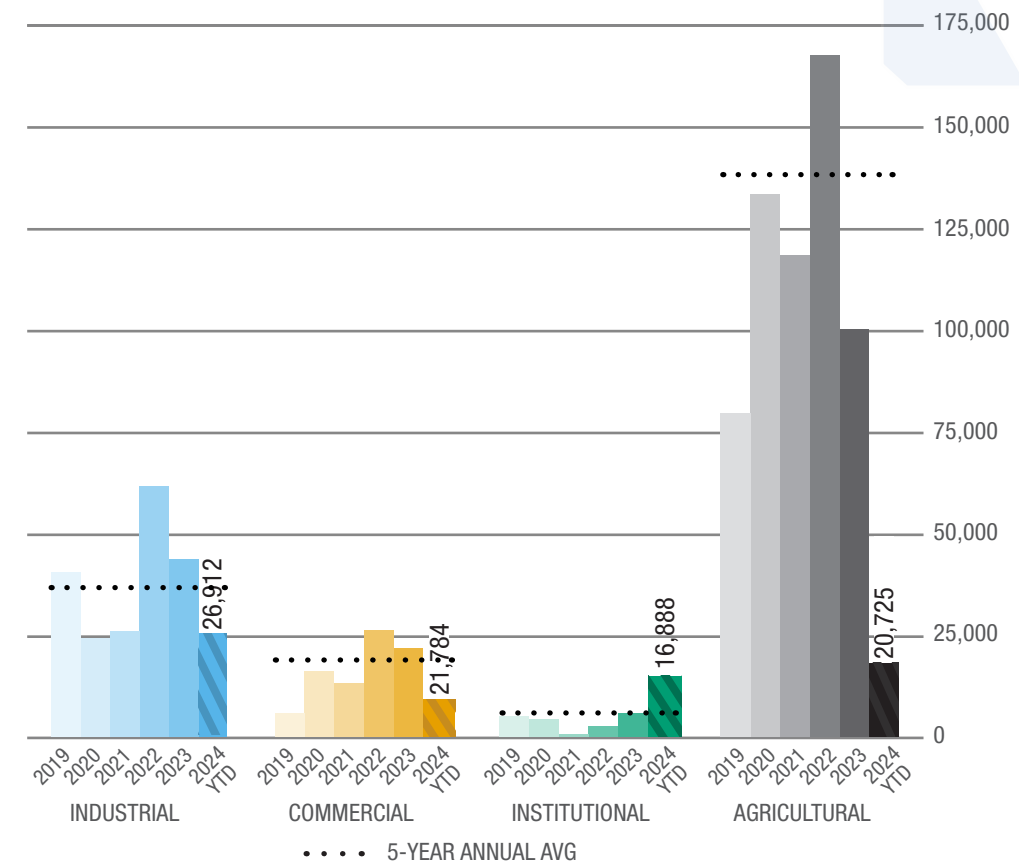


New townhouse and apartment units are on pace to meet the 5-year annual average. New single family units should exceed last year's (2023) total.

# Construction

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

New Floor Area by Type

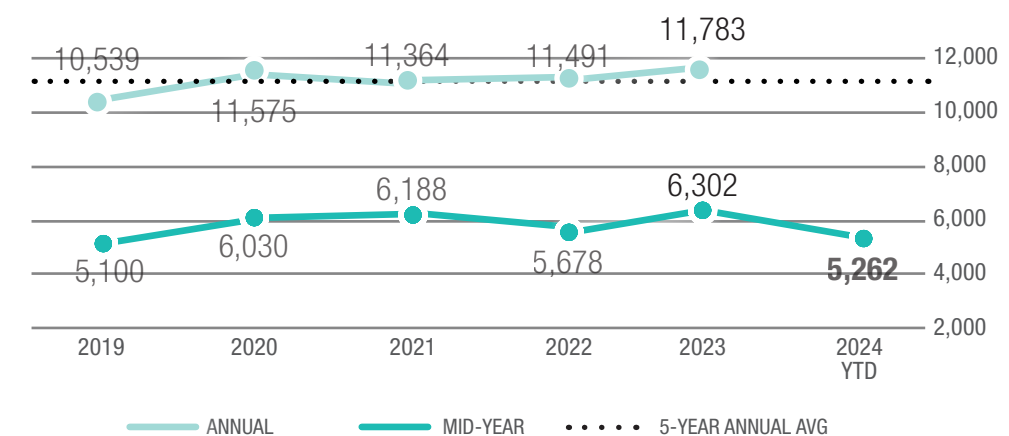


Institutional floor area for new construction and improvements is the highest it's been since 2019.

Industrial and Commercial floor area are on pace to exceed the 5-year average.

## Building Inspections\*

Total Number of Building Inspections

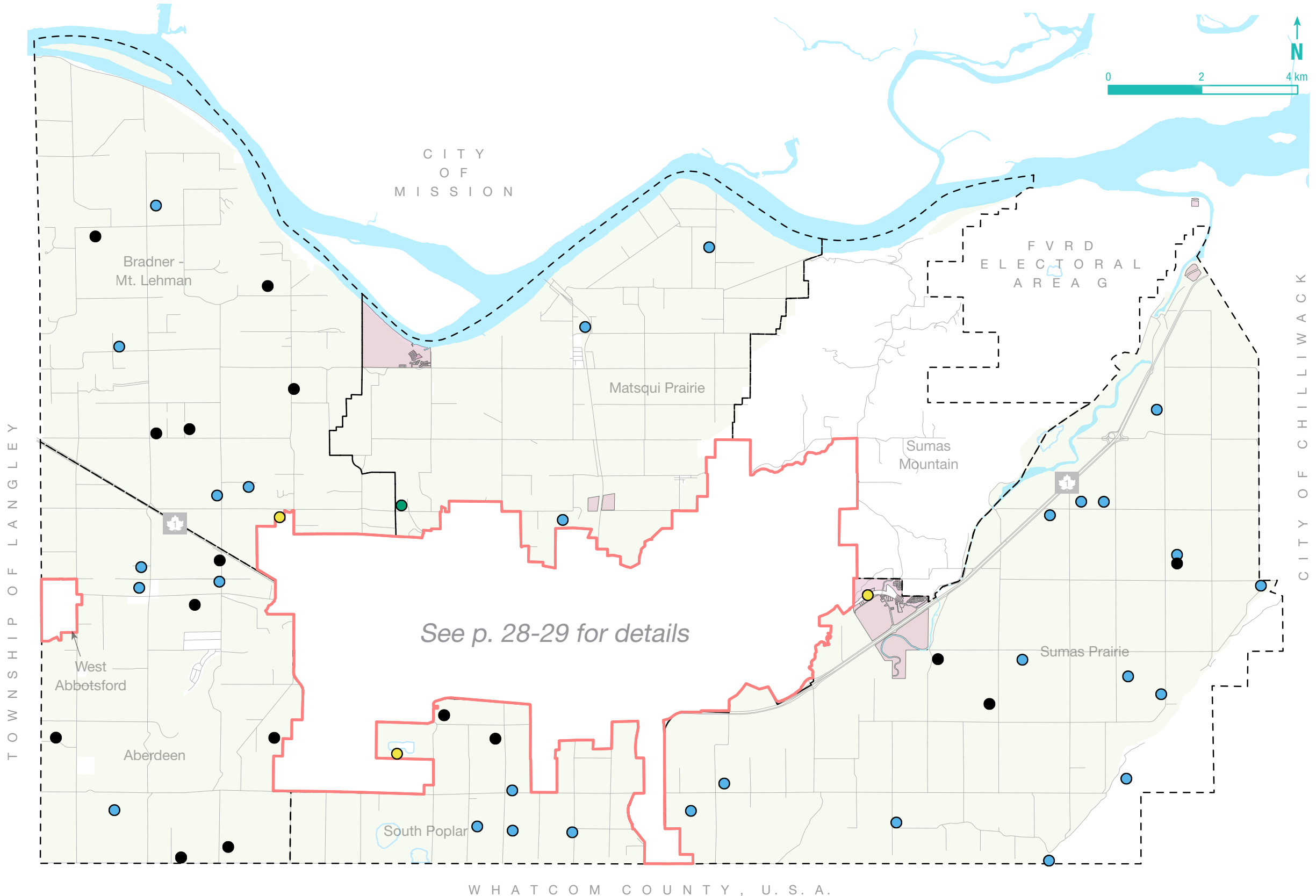


The number of building inspections conducted in the first half of 2024 are the lowest recorded levels in the past 4 years (since 2020).



# Issued Building Permits

## New Construction & Improvements



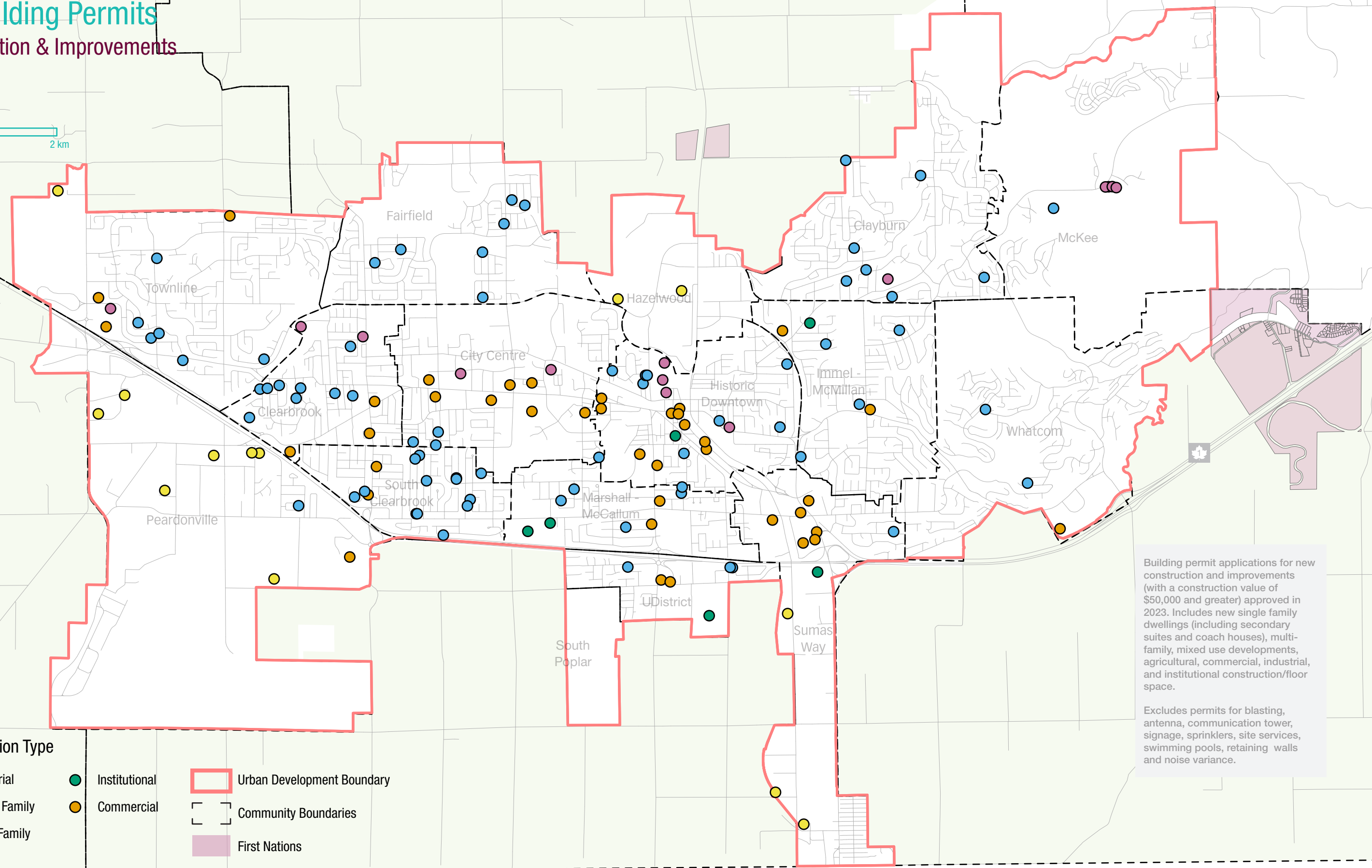
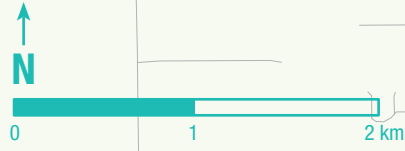
- Construction Type**
- Agricultural
  - Single Family
  - Institutional
  - Industrial
- Urban Development Boundary**
- Community Boundaries**
- Agricultural Land Reserve**
- First Nations**

Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2023. Includes new single family dwellings (including secondary suites and coach houses), multi-family, 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



### Construction Type

- Industrial
- Single Family
- Multi-Family
- Institutional
- Commercial
- 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 2023. Includes new single family dwellings (including secondary suites and coach houses), multi-family, 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.

# 2024 Current Initiatives



The **OCP Update** is a comprehensive planning process to review and update Abbotsford's Official Community Plan land use and growth policies.



The **Commercial Truck Parking Strategy** is a Council Strategic Plan initiative aimed at addressing the demand for overnight commercial truck parking within Abbotsford. City staff are conducting a 3-stage strategy process to help resolve this issue.

For updated information on our planning initiatives, please visit:

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

## JAN OCP Update

Community Planning launched the Abbotsford 2050 OCP Update project. This included publishing the Stage 1 Background Research Report and launching a Let's Talk web page.

## Housing

Staff presented a staff report to Council introducing various new Housing initiatives including Provincial housing legislation and targets, as well as a CMHC grant fund titled the Housing Accelerator Fund as follows:

- Housing Legislation required the City, by June 30, 2024 to:
  - » Adopt new zoning to accommodate secondary suites more widely, and up to four housing units on all lots zoned for single family and duplex within the Urban Development Boundary, aka small-scale, multi-unit-housing (SSMUH);
  - » Designate the Bourquin bus exchange as a Transit Oriented Area
- Housing targets were numbers of occupied units that the City should attempt to enable and would need to be reported to the Province over the next 5 years;
- The Housing Accelerator Fund (HAF) application included 7 housing programs that the City would commit to accomplishing over the next 3 years to increase the number of permitted housing units, including a Secondary Suite Authorization Incentive Program.

## FEB Housing

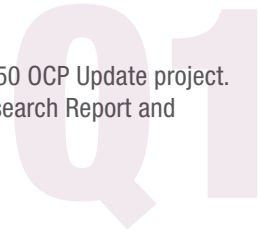
The Federal Minister of Housing announced that the City of Abbotsford had successfully been awarded up to \$25.6 million as a result of the HAF application.

## Digital Building Permits

Through the Building Division's **D3 Project**, the City launched its online building permit portal. The program will increase efficiencies in application administrative processing.

## MAR Commercial Truck Parking

Staff held a Stakeholder World Café to hear from local truckers and those in the commercial truck parking industry. Policy options were discussed and staff gathered feedback to inform next steps.



## APR Antenna Systems

Council adopted a new Council Policy and accompanying Zoning Bylaw updates directing the installation of telecommunication towers in the City.

## Housing

Staff introduced options for the Secondary Suite Incentive Program to Council Committees as a result of the successful application for the CMHC Housing Accelerator Fund.

## MAY OCP Update

Staff held stakeholder and public engagement sessions in Historic Downtown, East Abbotsford, Seven Oaks Mall, Highstreet, and Sumas First Nation. LetsTalk Abbotsford was published for public feedback and engagement. Approximately 491 people attended the in-person events, and there were 327 online survey participants. Next steps involve preparing a New Directions Report, which is expected to go to Council in Q3/Q4 of 2024 and will mark the start of Stage 3 - Prepare Draft Policy.

## Housing

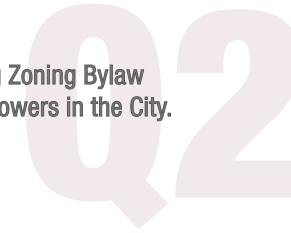
Staff presented Council with an interim Housing Targets Report. Abbotsford reported 403 net new units during the initial period of October 1, 2023 to March 31, 2024. This number has us on pace to meet our legislated year 1 target of 1,022 net new units.

## JUN Commercial Truck Parking

As part of Stage 3, Staff prepared draft strategy for Council.

## Housing

Council adopted amendments to the Zoning Bylaw and a new Bylaw to implement SSMUH and the Transit Oriented Area as directed by the Province. Staff began working on an interim Housing Needs Report as directed by the Province. Land Use Contracts expired province-wide.



Through the **D3 project**, staff continue to increase services offered through the online portal. Phase 2 includes plumbing and sprinkler permit applications.



Community Planning has been working on a variety of projects that aim to address the **housing** crisis. Some of this work has been mandated by the Province.



The **Development Application Process Review** project builds on the Building Division's D3 project by examining the processes in place to receive, assess and approve a broad range of development applications. This review is to streamline processes, and is driven by a strong desire to enhance customer service and reduce timelines.





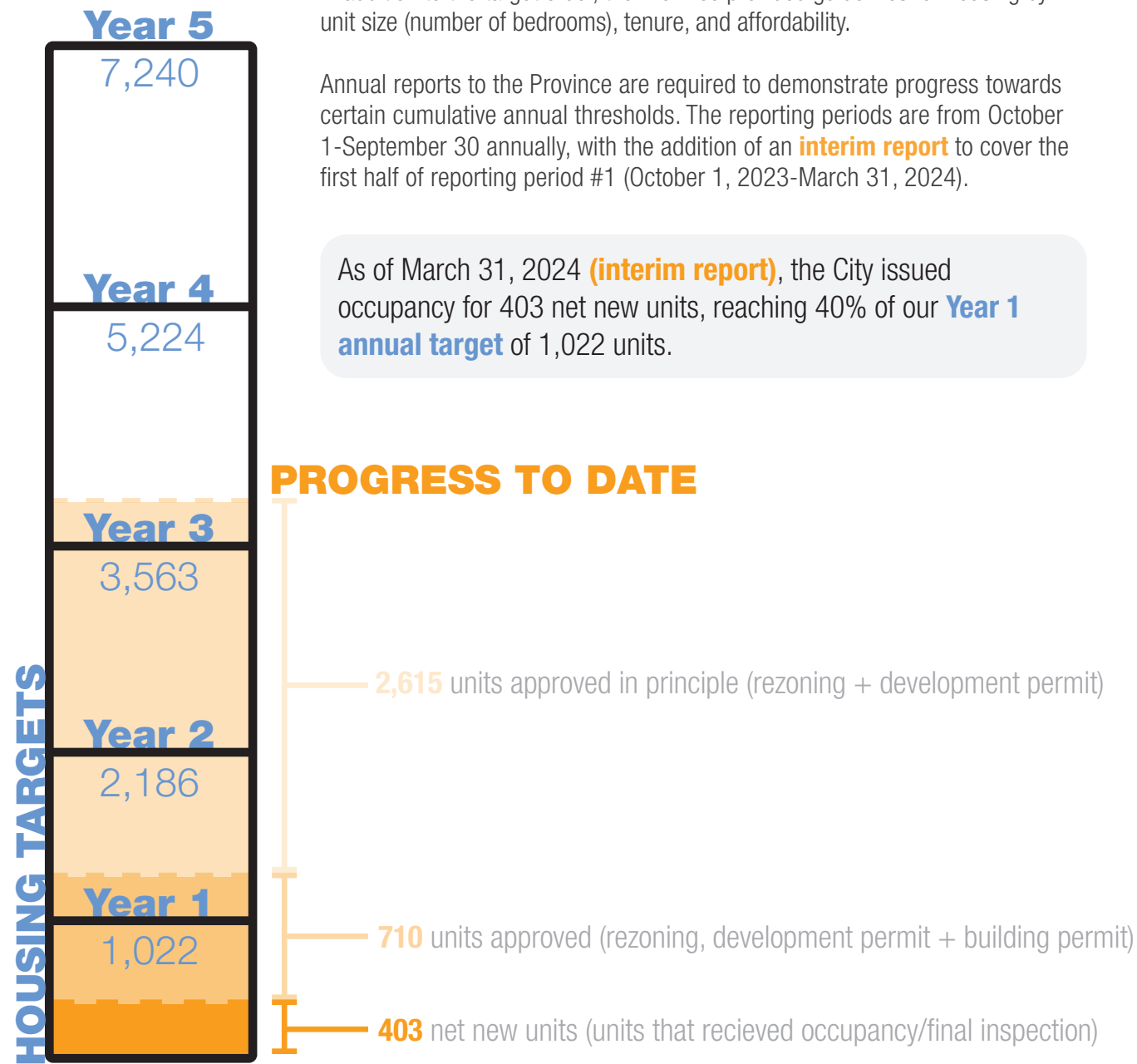
# Provincial Housing Targets

On May 31, 2023, the BC Government brought the Housing Supply Act into force, which authorizes the Province to set housing targets for a total of forty-seven municipalities that are prescribed under the Housing Supply Regulation. On September 26, 2023, the City of Abbotsford received the Province's Housing Target Order, which requires that 7,240 net new housing units be completed (i.e. built) and given final inspection in Abbotsford by September 30, 2028. The annual (cumulative) breakdown of required housing units is seen below (Year 1-5).

In addition to the target order, the Province provided guidelines for housing by unit size (number of bedrooms), tenure, and affordability.

Annual reports to the Province are required to demonstrate progress towards certain cumulative annual thresholds. The reporting periods are from October 1-September 30 annually, with the addition of an **interim report** to cover the first half of reporting period #1 (October 1, 2023-March 31, 2024).

As of March 31, 2024 (**interim report**), the City issued occupancy for 403 net new units, reaching 40% of our **Year 1 annual target** of 1,022 units.



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