



2019

ANNUAL REPORT

Planning & Development Services



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Cover image of approved mixed-use development on Ventura Avenue.
Image by: RDC Group



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



Mixed-use development at Ventura Avenue, 2019

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

Introduction

The 2019 Planning and Development Services (PDS) Annual Report summarizes how we've progressed over the year. The document outlines progress and accomplishments regarding development activity and trends, and departmental initiatives.

Application Process



2019 Highlights



390 Development Inquiry Meetings this year.



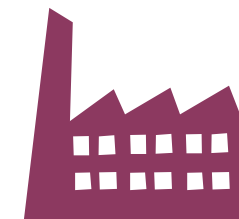
106 new residential lots approved and building permits issued for 380 single family units.



155 townhouse units approved and building permits issued for 267 units.



693 apartment units approved and building permits issued for 1,161 units.



Development permits issued for 36,086 m² (388,4426 ft²) of industrial floor space.



Total Building Permit Value of \$583 million.

The 2019 PDS Annual 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

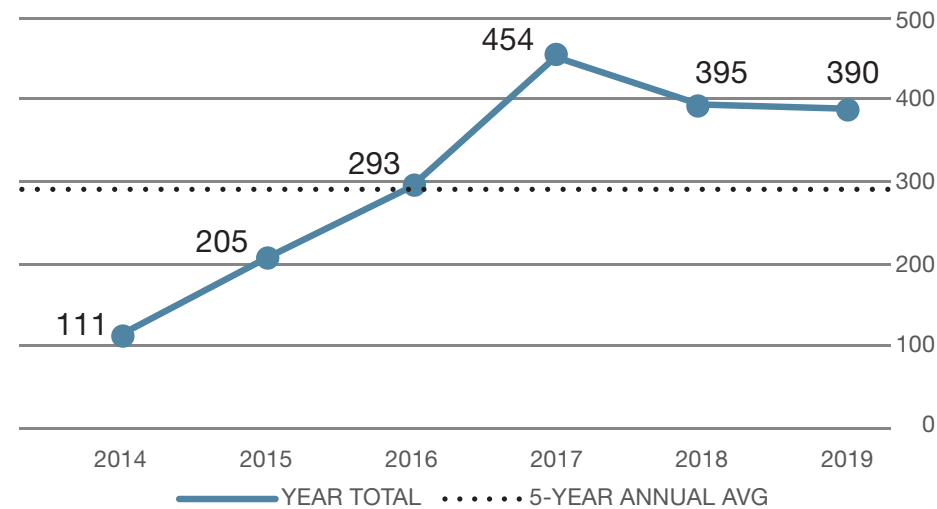


Inquiry, Submission & Review

Development Inquiry Meetings

For 2019 staff coordinated 390 Development Inquiry Meetings (DIM), a decrease of 1% compared to the same period in 2018 (395).

Total Number of DIMs

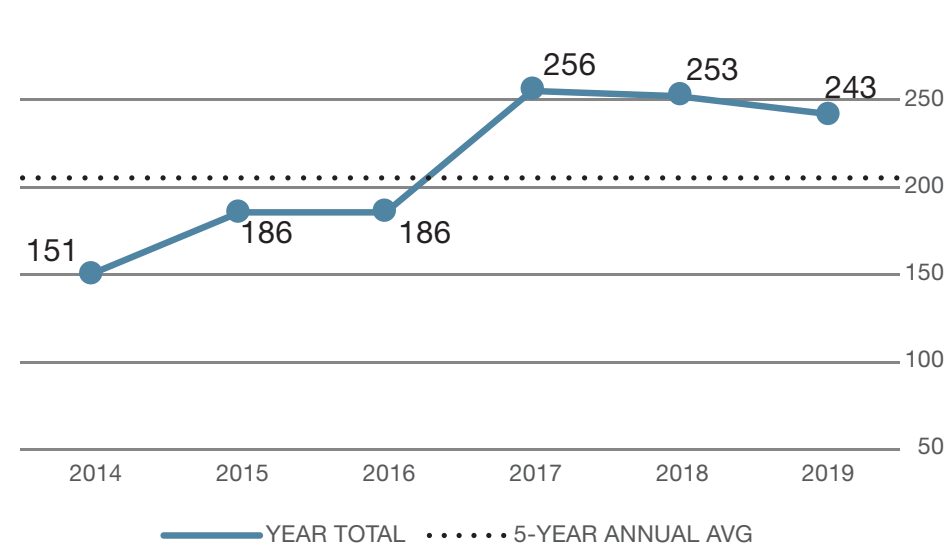


DIM's are intended to provide preliminary comments to land owners and developers considering development in respect to the Official Community Plan, Development Permit Areas/Guidelines, zoning, and anticipated off-site upgrades.

Land Development Applications Received

The total number of land development applications received in 2019 (243) decreased 4% compared to the same period in 2018 (253).

Total Land Applications Received

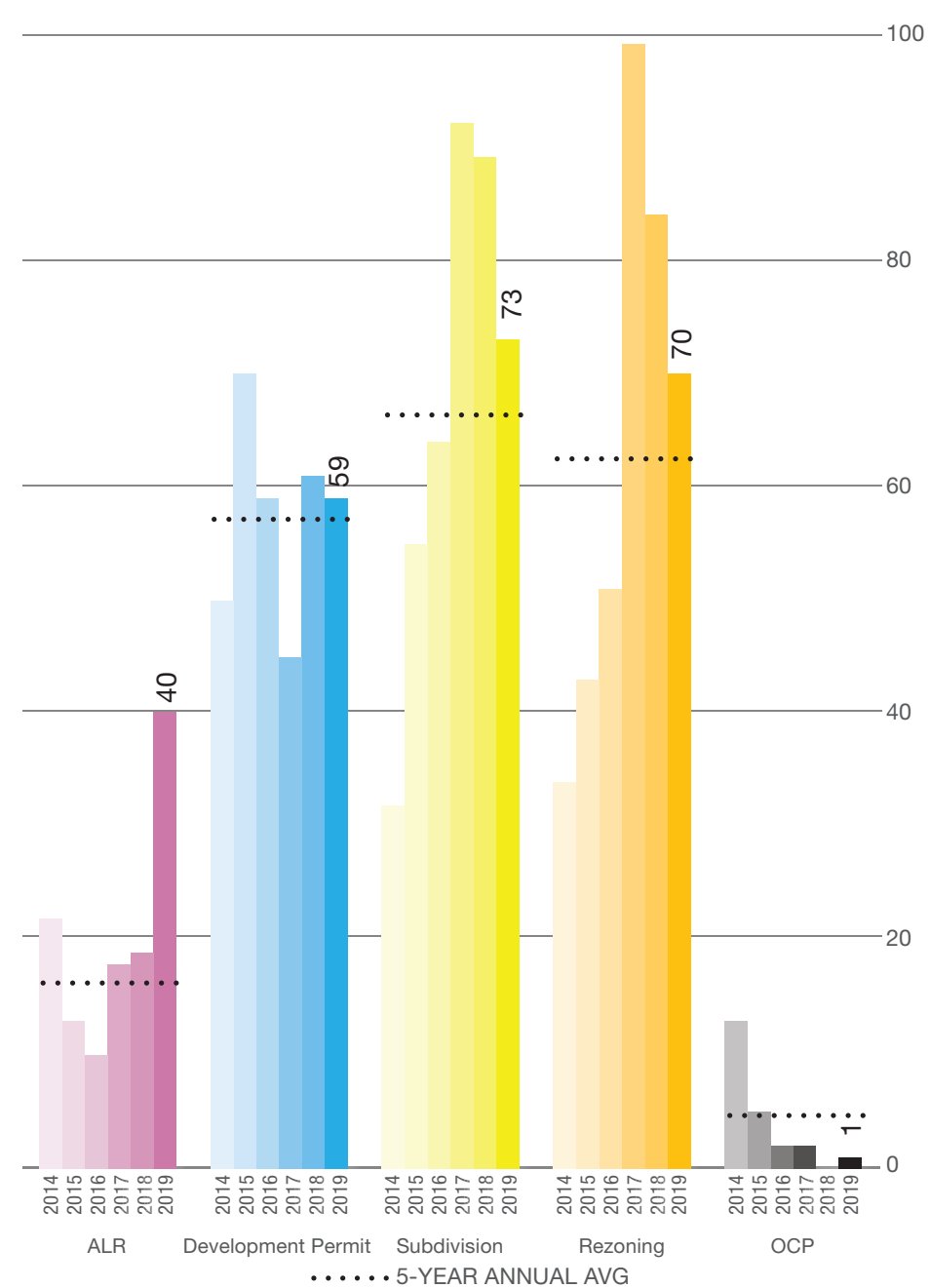


Land Development Applications Received



Agricultural Land Reserve applications (40) received increased significantly, more than double the previous 5 year average of 16. Rezoning (73) Subdivision (70) applications received decreased compared to 2018 but remained above the 5 year average, while Development Permits (59) remained steady. The first Official Community Plan amendment application since 2017 was received in 2019.

Number of Applications Received



The number of Subdivision and Rezoning applications increased through the fall of 2019 in part due to Council adopting new Infill policy and regulations.

The increase in Agricultural Land Reserve applications received in 2019 can be mainly attributed to new provincial regulations.

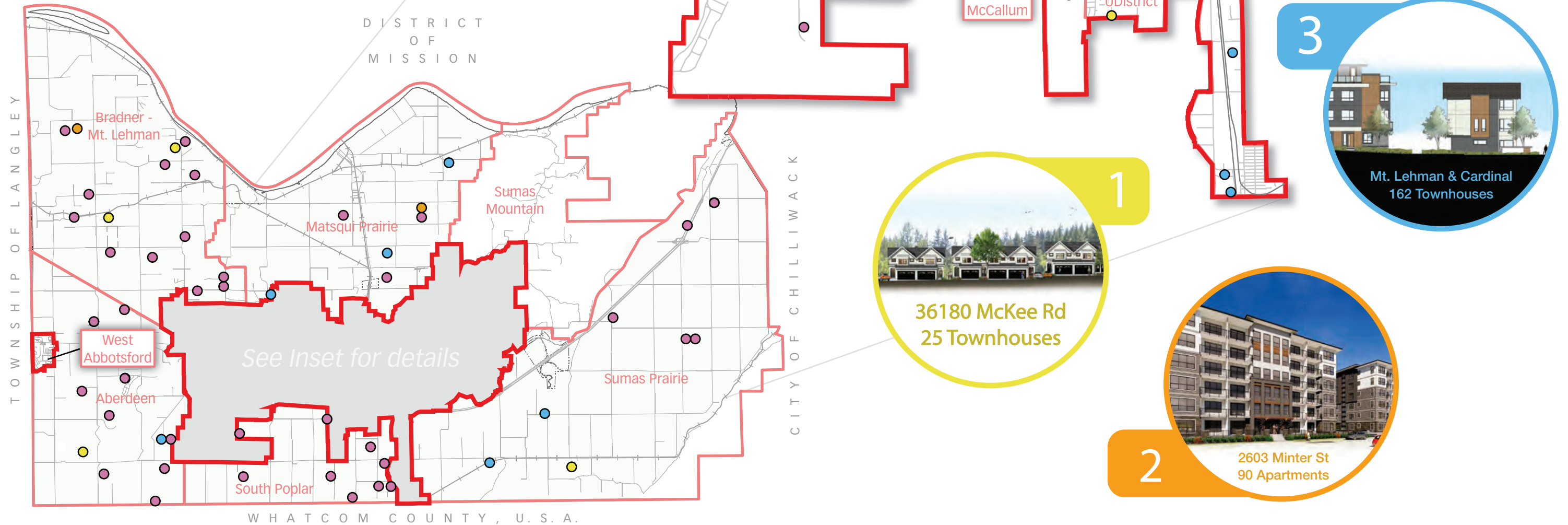
OCP Amendment applications continue to remain low.

Land Development Applications Received

Application Type (number of applications)

- Agricultural Land Reserve (40)
- Development Permits (59)
- OCP Amendments (1)
- Rezoning (70)
- Subdivisions (73)

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





In-Stream Residential Applications

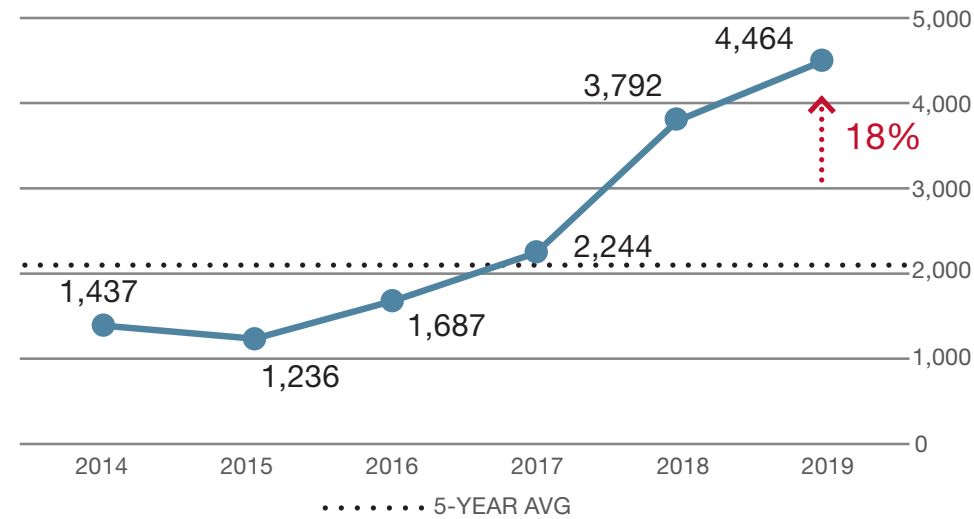
Single Family (lots), Townhouse & Apartment (Units)

The total number of lots/units in-stream in 2019 (4,464) increased by 18% from 2018 (3,792). The number of apartment units in-stream set another record high at 2,631.

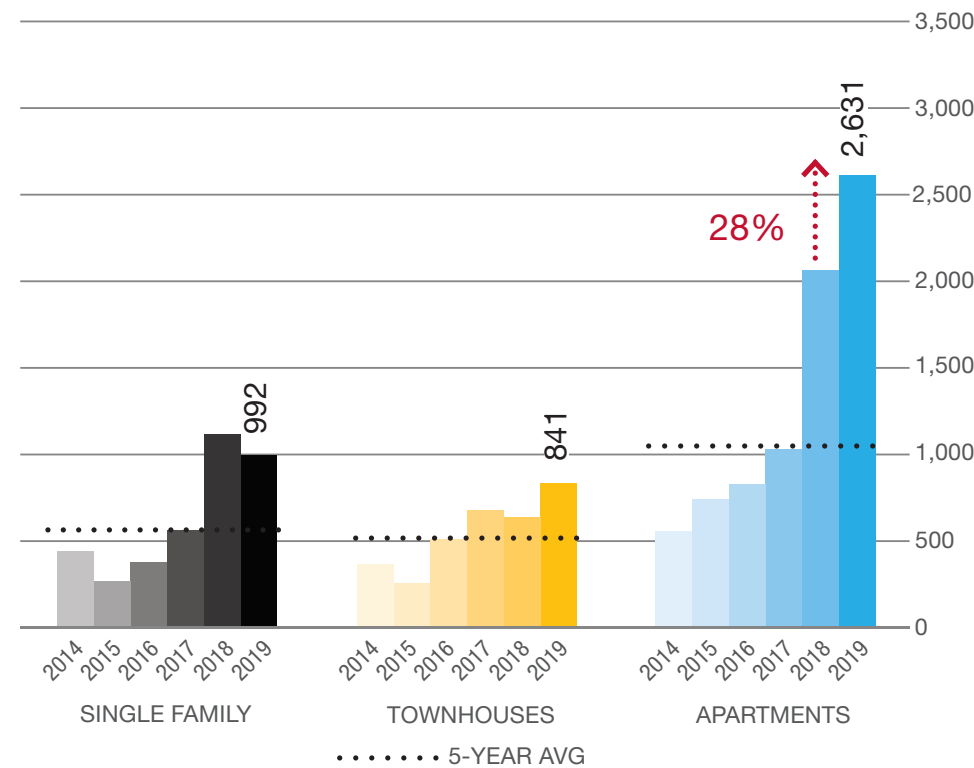
Total units in-stream continued at a high level due to high levels of multifamily applications.

The total number of each apartments and townhouses in-stream reached their record levels, while single detached saw a small reduction.

Total Lots\Units In-Stream (Annual)



Lots\Units In-Stream by Type (Annual)



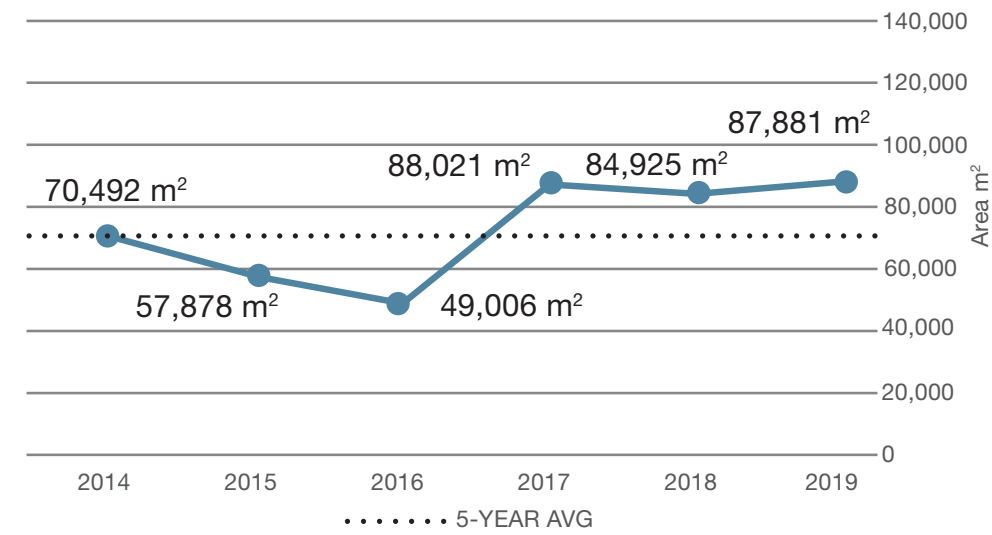
In-Stream ICI Applications

Institutional, Commercial, & Industrial Floor Space

The total number of new ICI (Industrial, Commercial, and Institutional) floor area in-stream at the end of 2019 (87,881 m²) was in line with the previous 2 years.

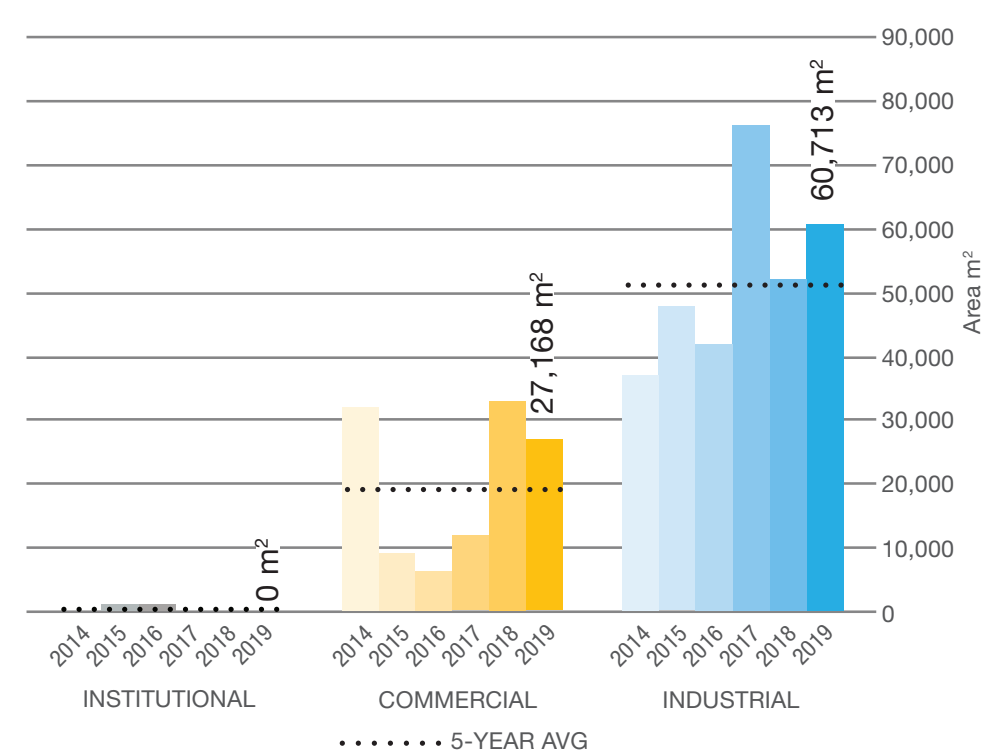


Total Floor Space In-Stream (Annual)



Total in-stream ICI floor area remains steady.

Floor Space In-Stream by Type (Annual)

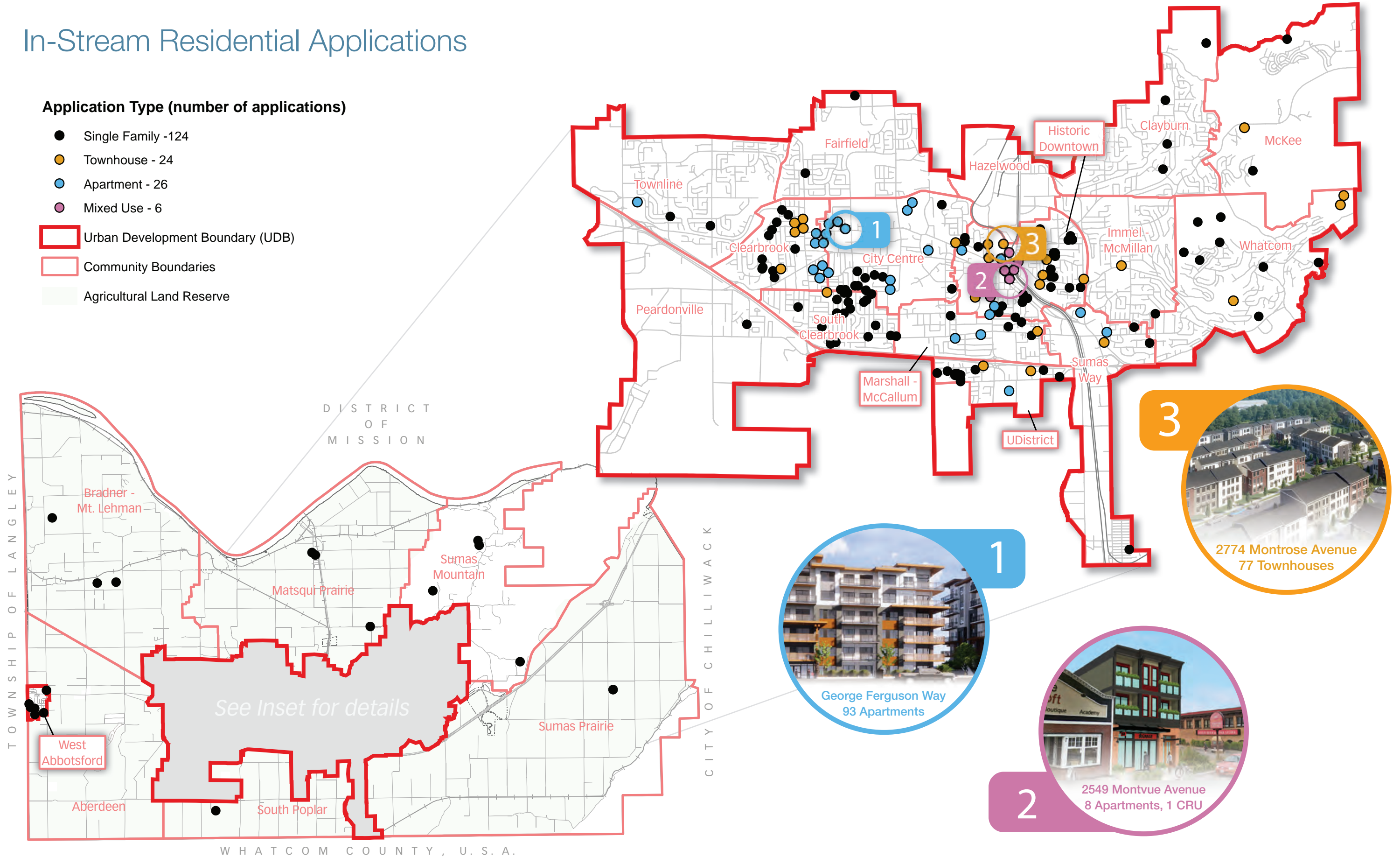


In-stream Industrial floor area was up to near 2017 record levels, while Commercial floor area was near 2018 record levels.

In-Stream Residential Applications

Application Type (number of applications)

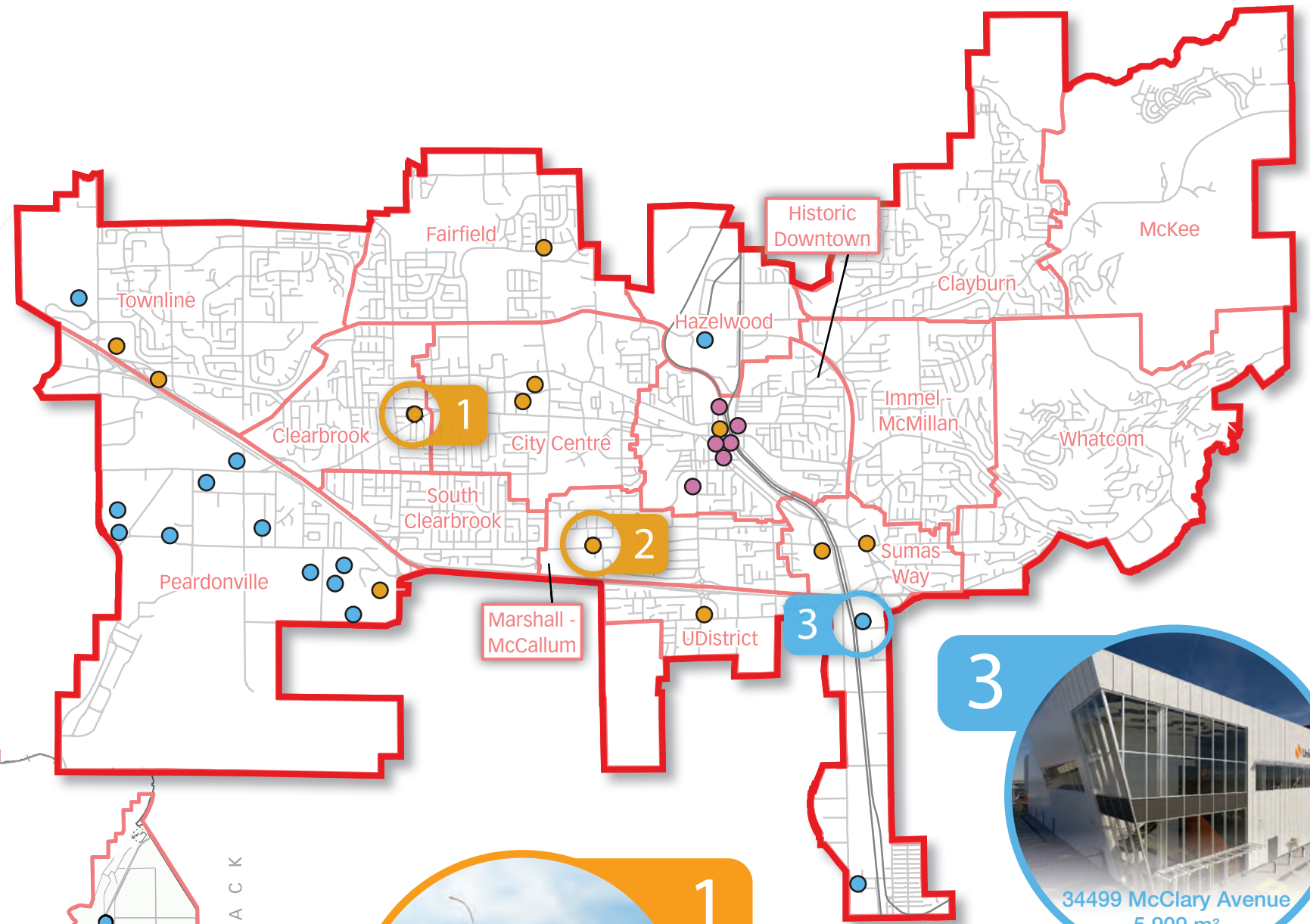
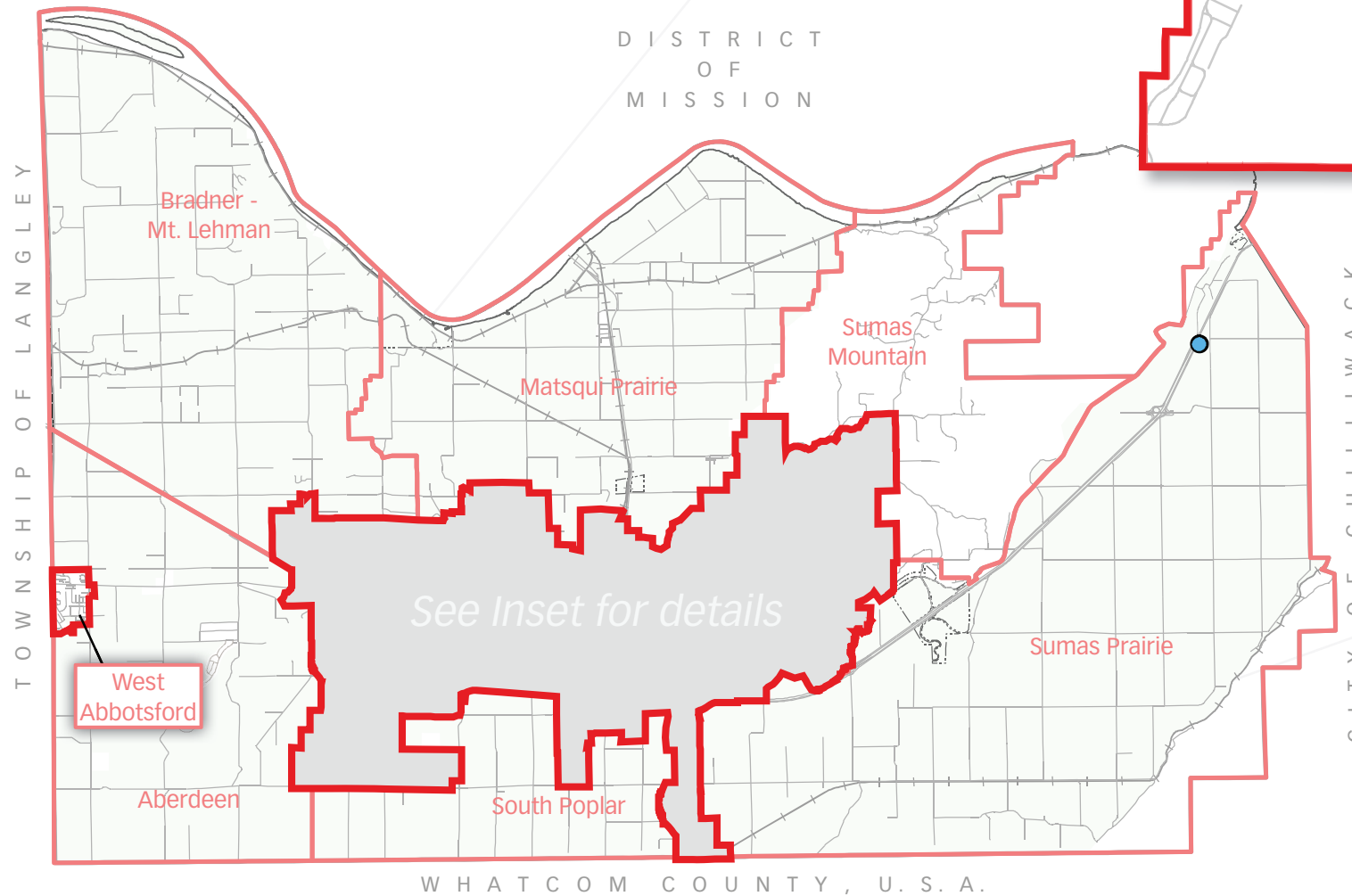
- Single Family - 124
- Townhouse - 24
- Apartment - 26
- Mixed Use - 6
- ▭ Urban Development Boundary (UDB)
- ▭ Community Boundaries
- ▭ Agricultural Land Reserve



In-Stream ICI Applications

Application Type (number of applications)

- Institutional - 0
- Commercial - 13
- Industrial - 15
- Mixed Use - 6
- ▭ Urban Development Boundary (UDB)
- ▭ Community Boundaries
- ▭ Agricultural Land Reserve



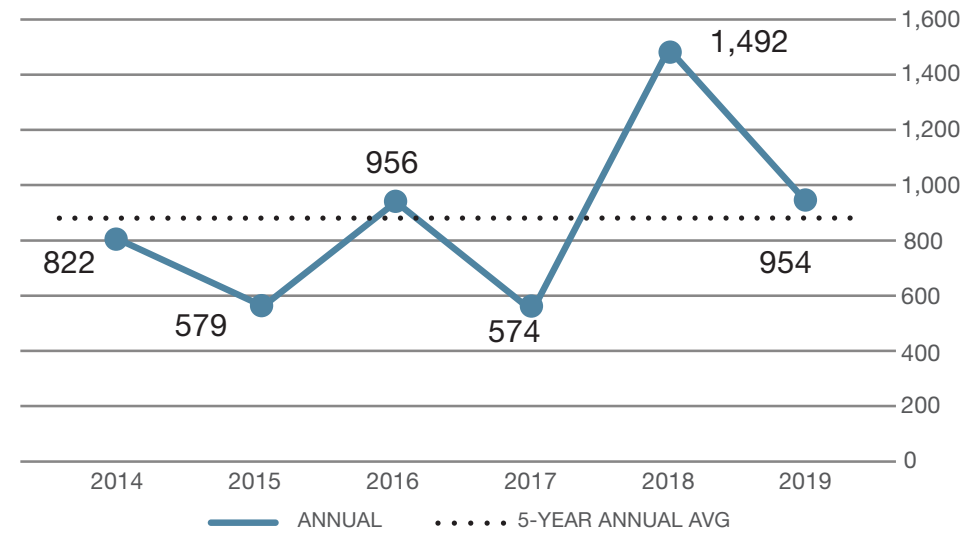


Approval & Issuance

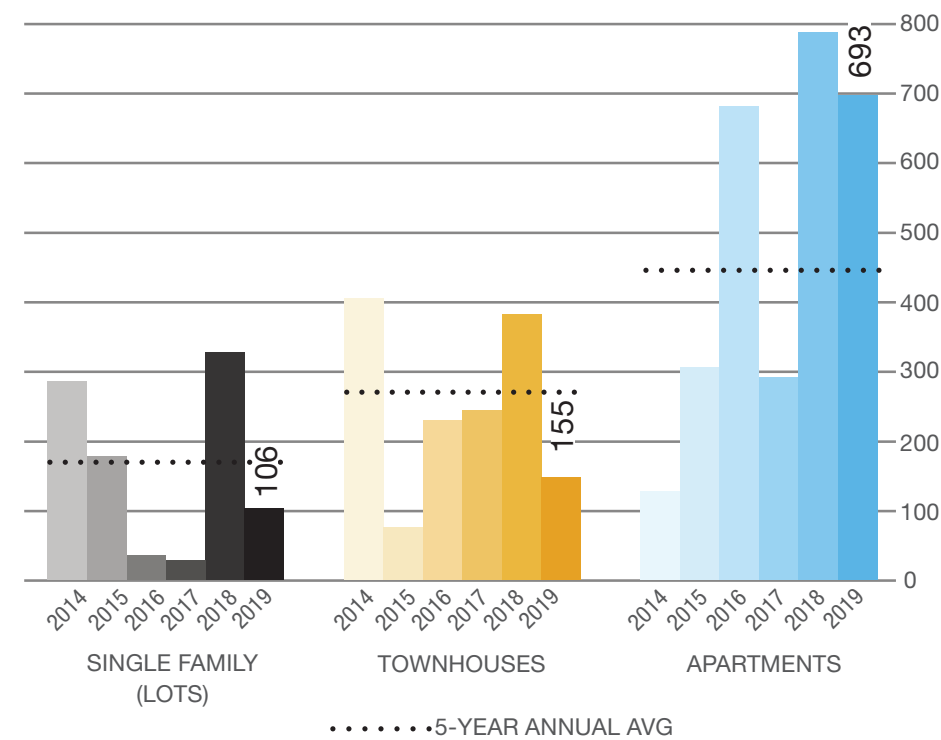
Number of Residential Lots/Units Approved

The total number of units approved in 2019 (954) was lower than 2018 (1,492) but above the previous 5 year average (2014-2018).

Total Lots/Units Approved



Lots/Units Approved by Type



Approved residential development applications exceeded the 5 year average (885). Multifamily units continue to make up the majority of approvals at 89%.

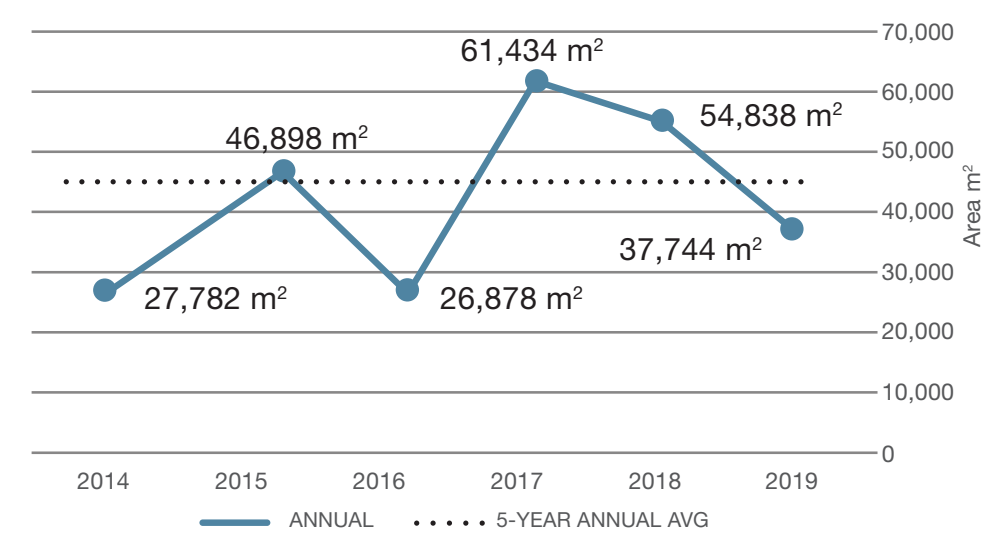


Approval & Issuance

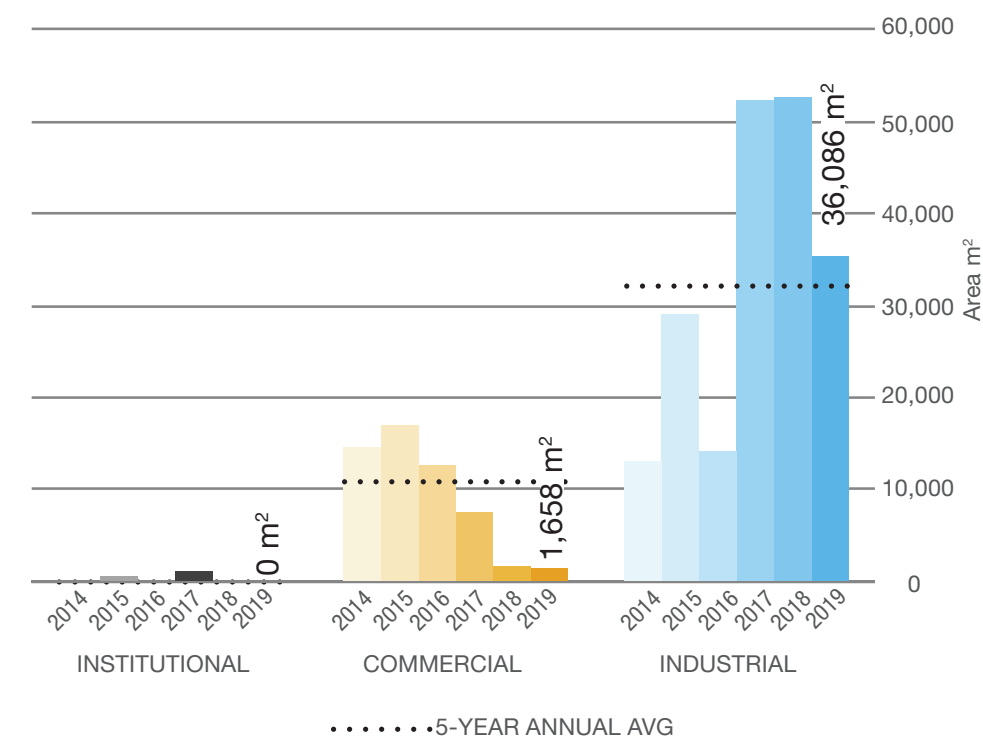
New ICI Floor Area Approved

The total number of new ICI (Industrial, Commercial, and Institutional) floor area approved in 2019 (31,321 m²) decreased 31% from 2018 and was near the previous 5-year average (2014-2018).

Total Floor Area Approved



Floor Area Approved by Type

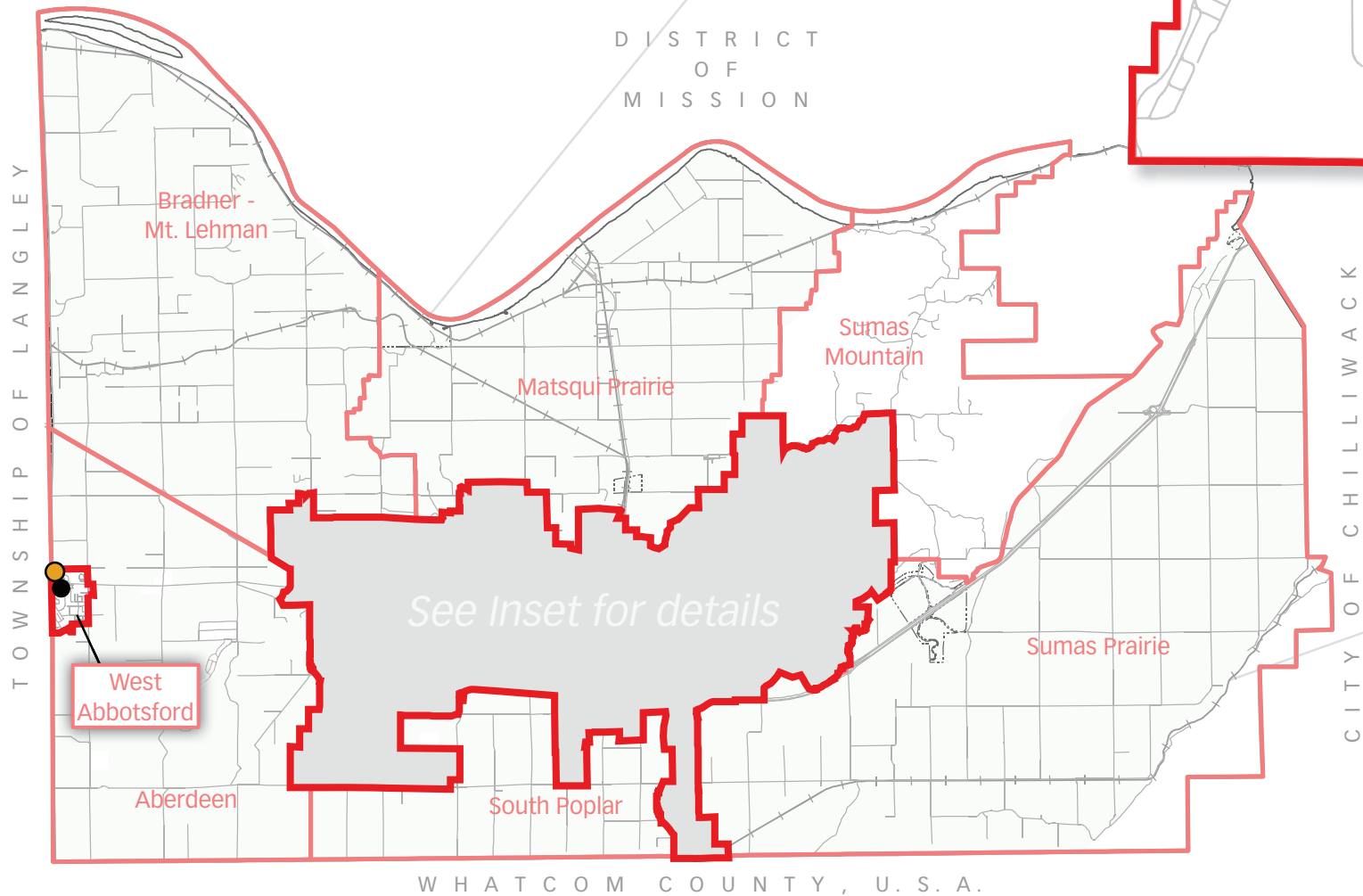
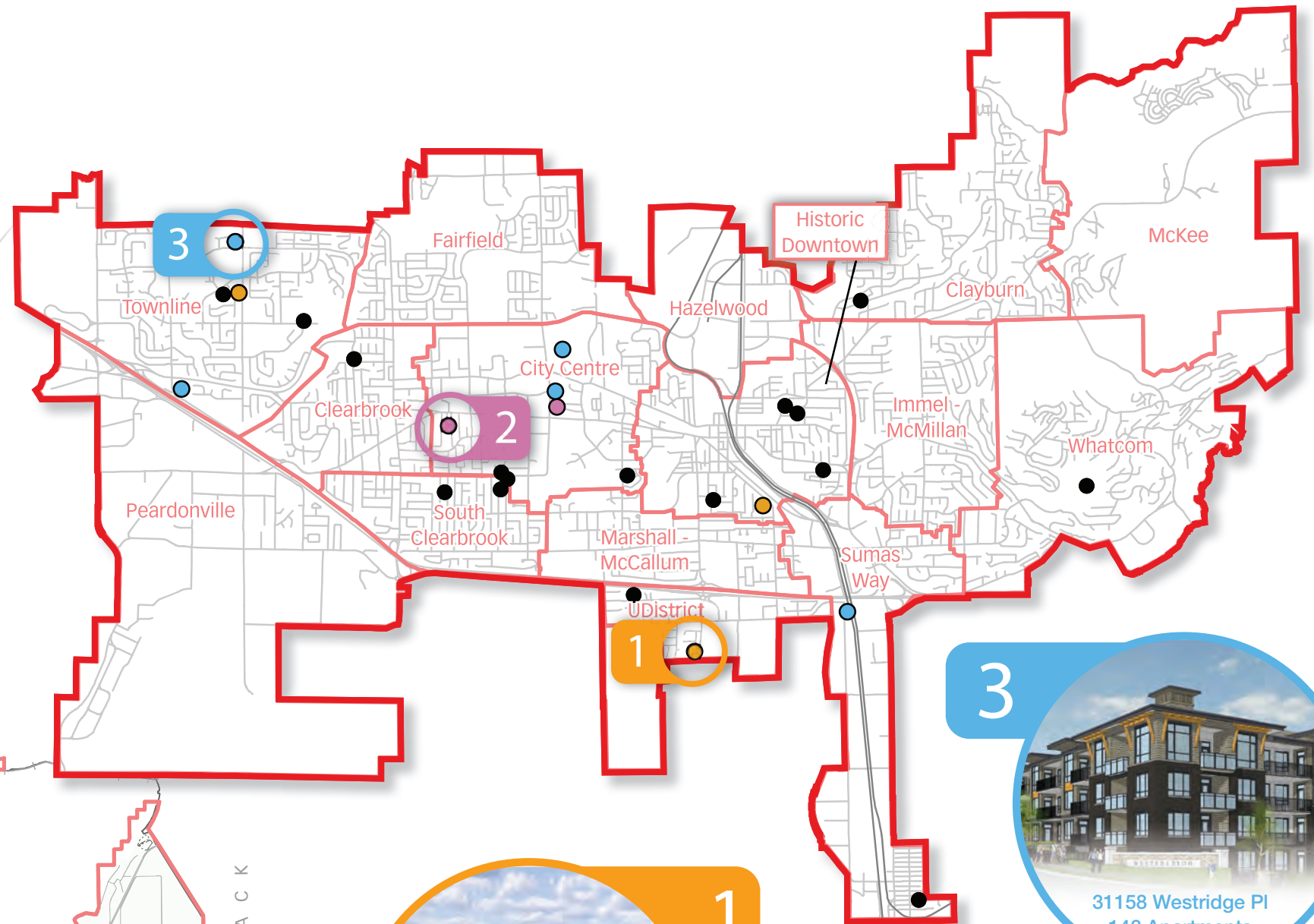


Industrial floor area approvals approved in 2019 was slightly above the 5 year average, while commercial floor area was below the 5 year average and in line with 2018.

Approved Residential Applications

Application Type (number of applications)

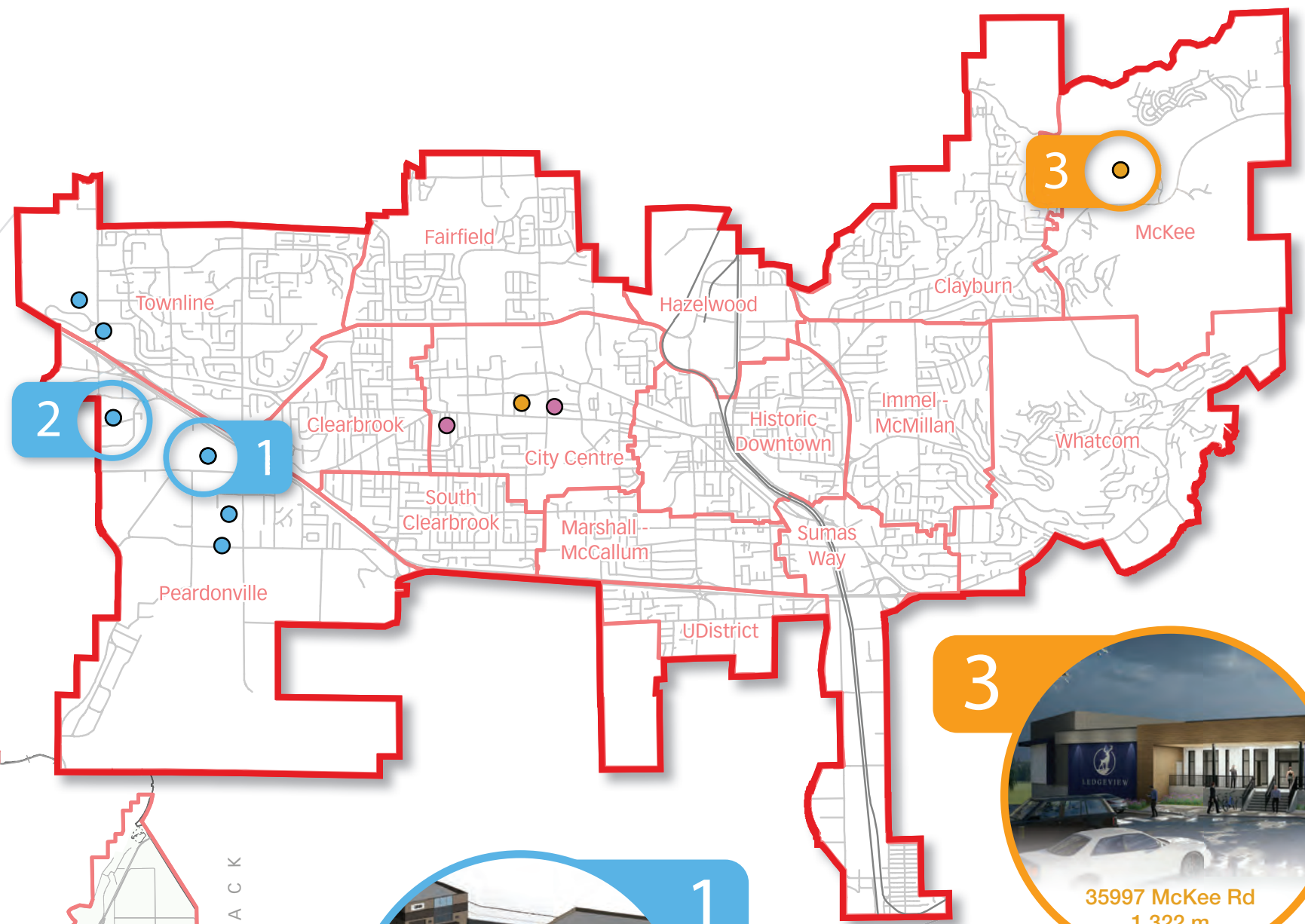
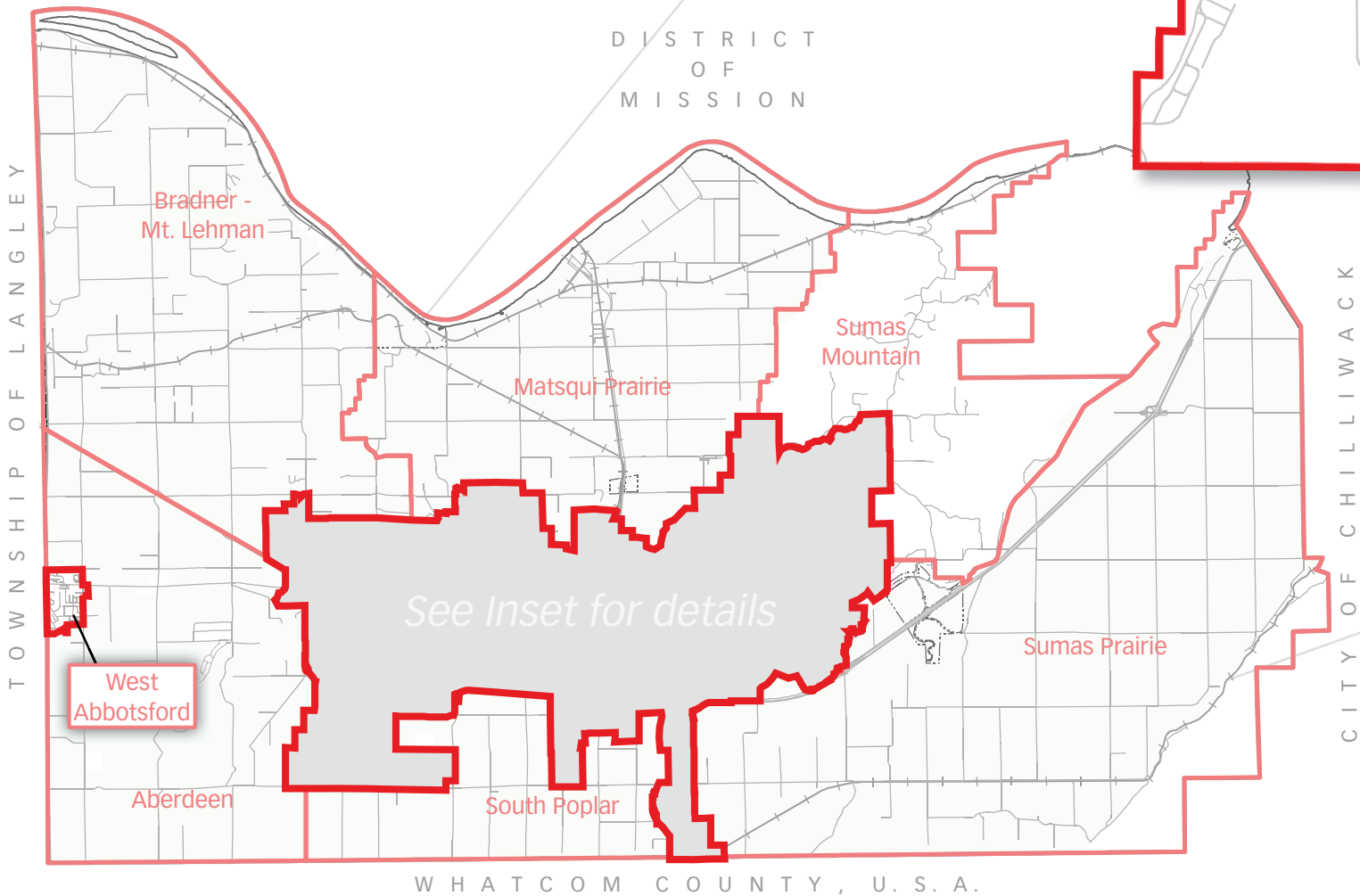
- Single Family - 22
 - Townhouse - 4
 - Apartment - 5
 - Mixed Use - 2
- ▭ Urban Development Boundary (UDB)
 - ▭ Community Boundaries
 - ▭ Agricultural Land Reserve



Approved ICI Applications

Application Type (number of applications)

- Institutional - 0
- Commercial - 2
- Industrial - 6
- Mixed Use - 2
- ▭ Urban Development Boundary (UDB)
- ▭ Community Boundaries
- ▭ Agricultural Land Reserve



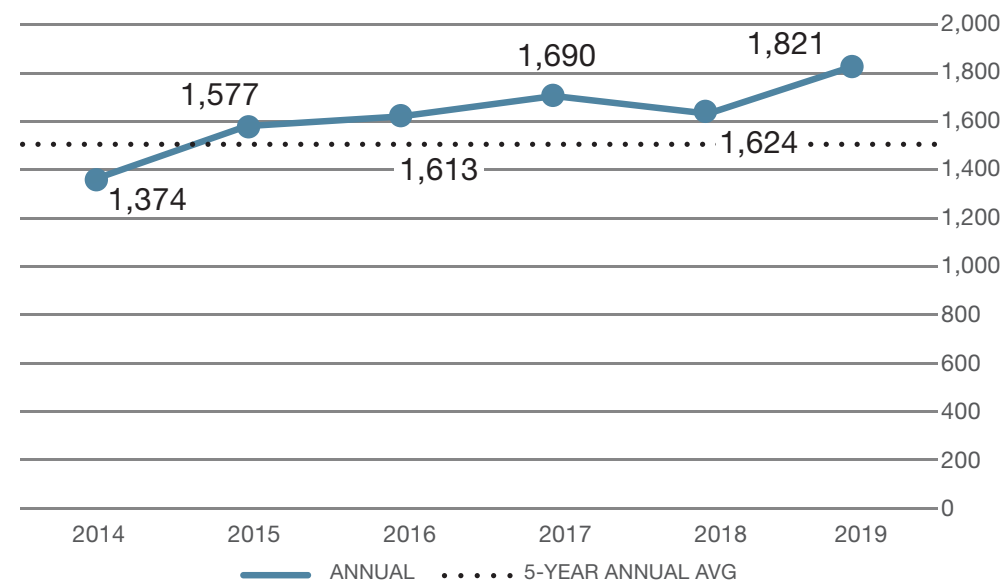


Construction

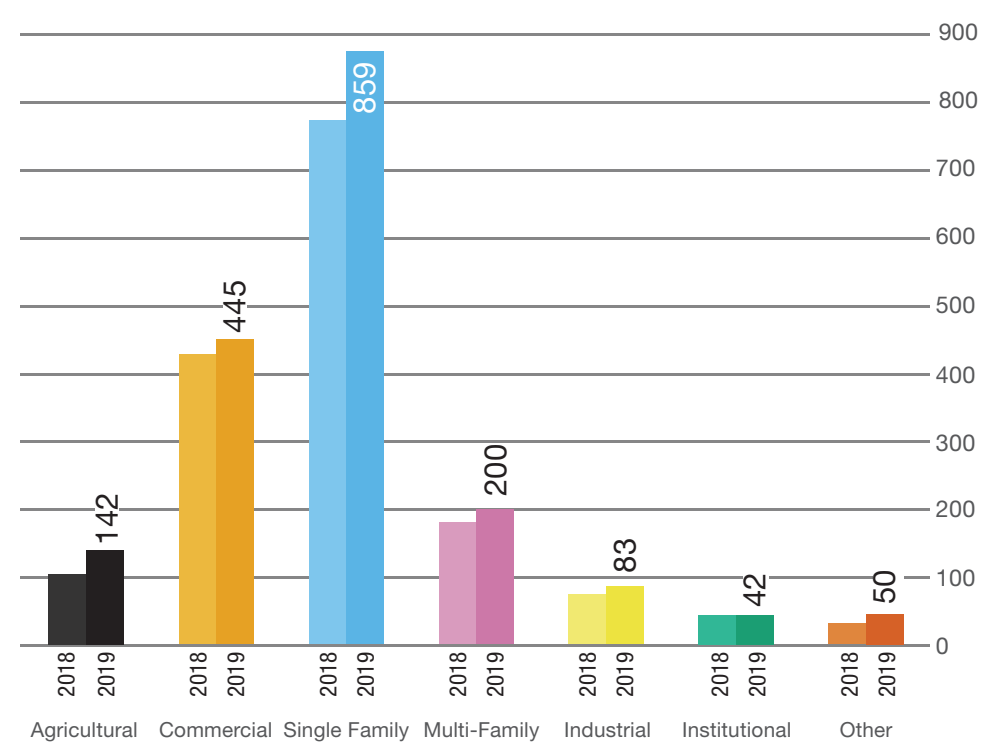
Building Permits (Number)

An 8% increase in number of building permits issued from 2018 to 2019 has resulted in the highest total on record.

Total Building Permits



Total Number of Building Permits by Type

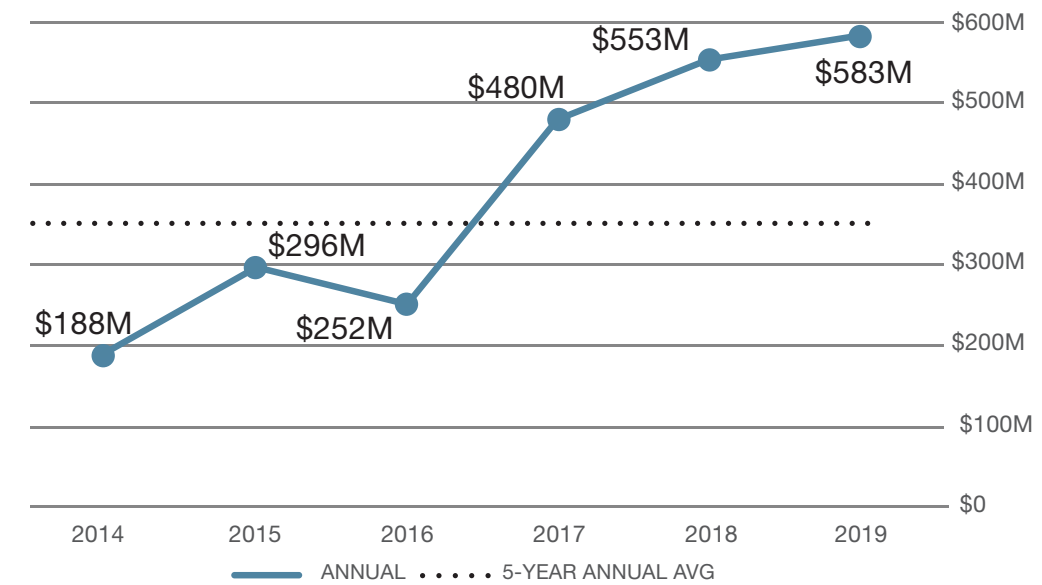


Compared with 2018, the number of all building permit types witnessed moderate increases.

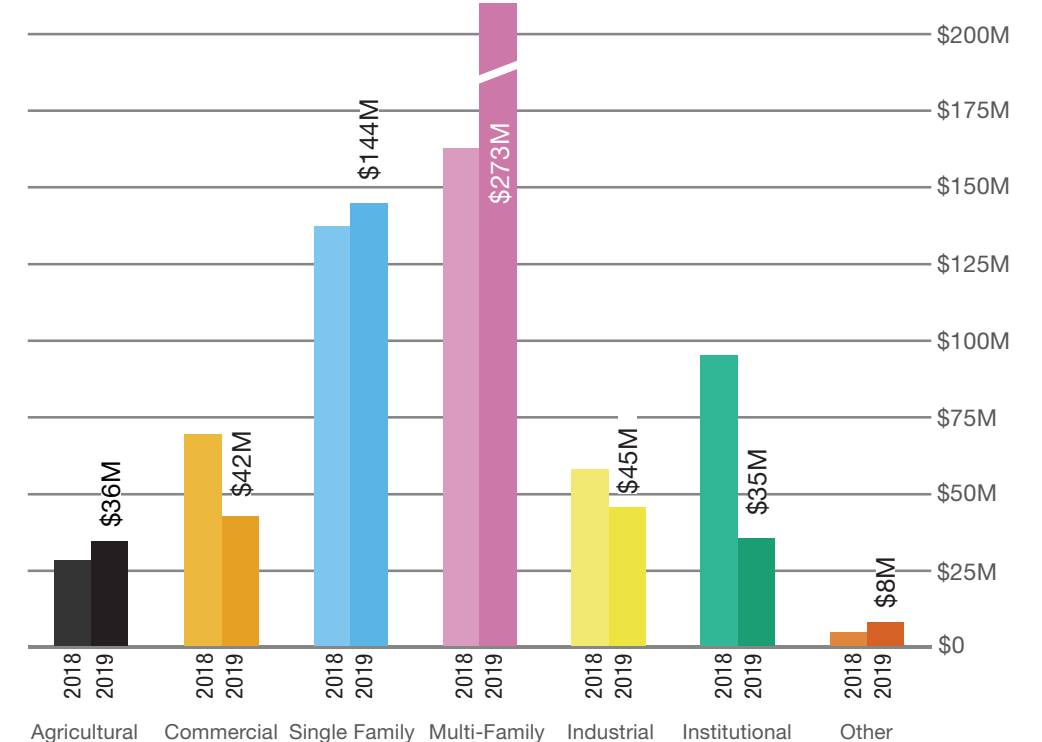
Building Permits (Value)

Building permit value for 2019 has continued a relatively stable growth trajectory. 2019 is the second year on record that the total construction value of building permits exceeds \$500 million.

Total Value of Building Permits



Total Construction Value of Building Permits by Type



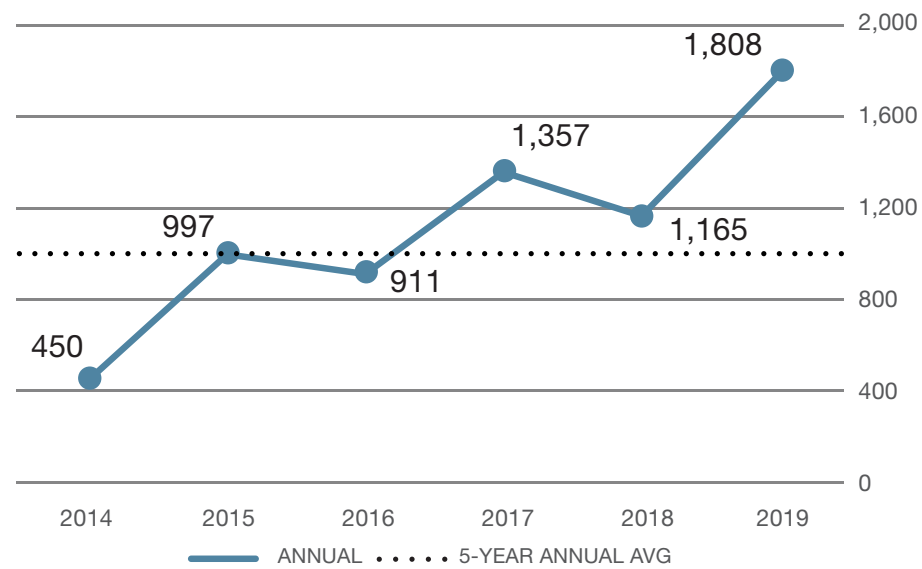
The value of Multi Family building permits increased by nearly 70%, largely due to high levels of apartment and townhouse approvals in 2018.



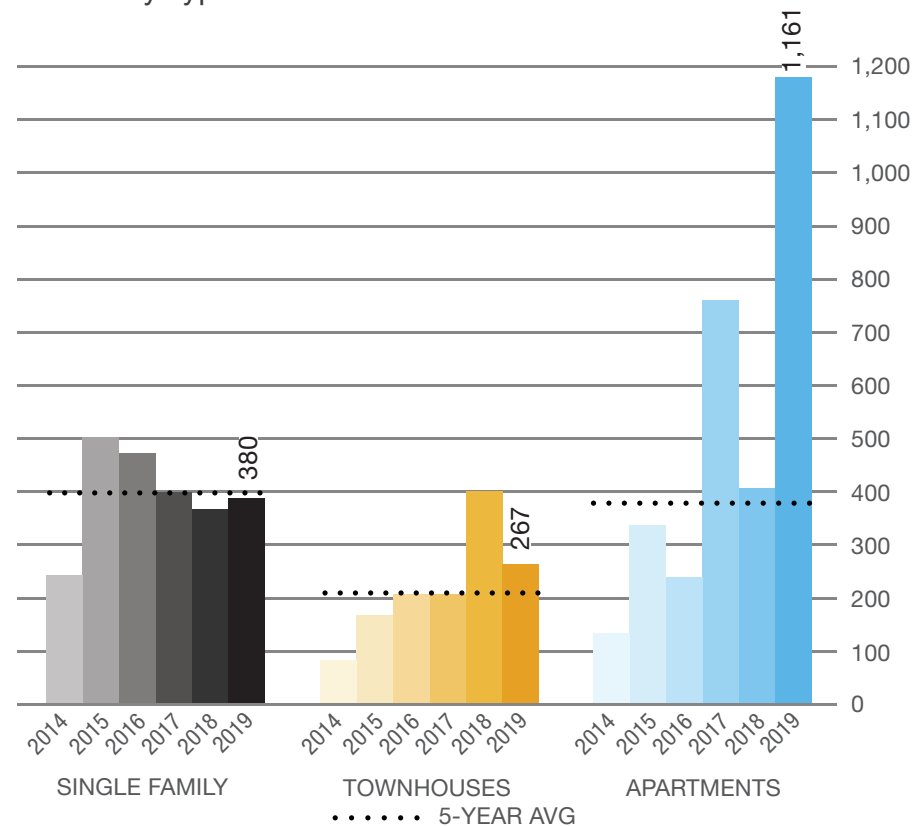
Construction

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

Total Number of New Units



New Units by Type



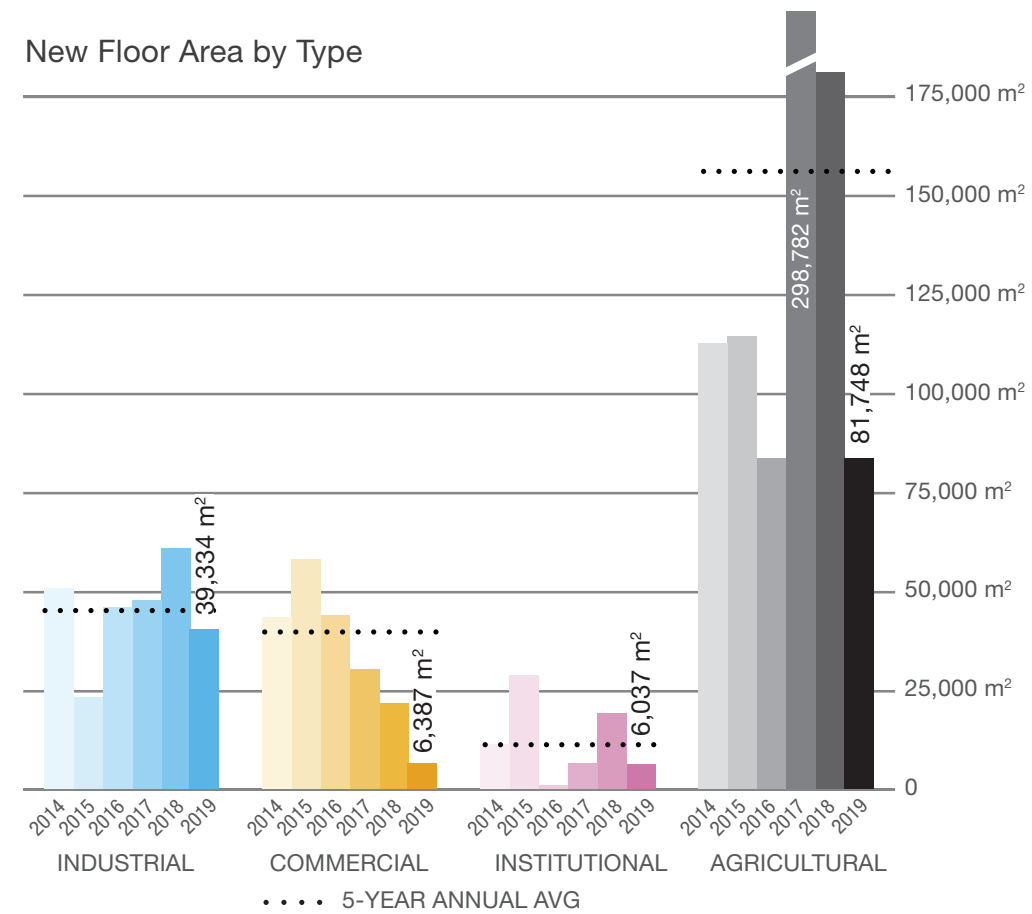
2019 resulted in another large jump in new housing stock, similar to 2015 and 2017 growth levels. The number of total units from issued building permits continues to trend upward year over year.

2019 set a new record for issued building permits for apartment units, exceeding the record set in 2017. Single family and townhouses, however, hovered around the 5 year average.

Construction

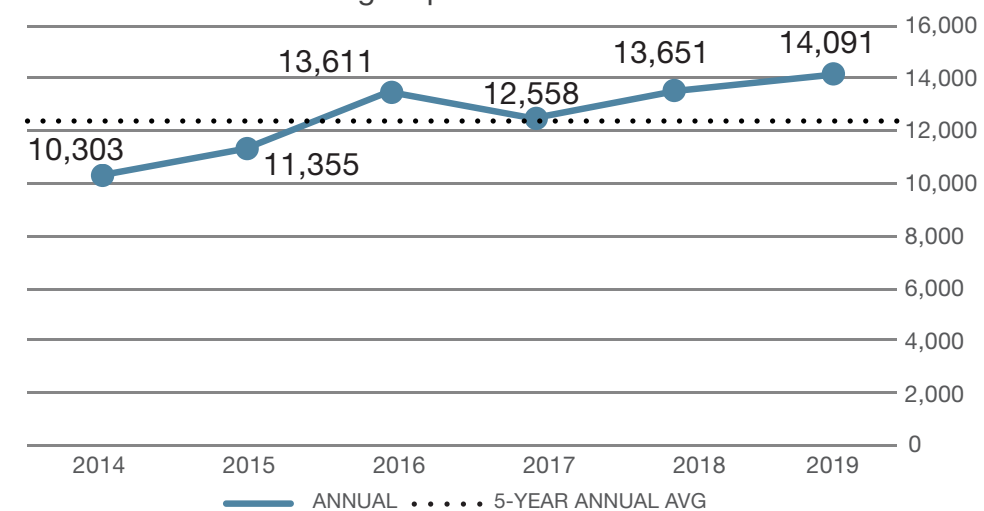
Institutional, Commercial, Industrial & Agricultural Floor Area (New Construction & Improvements)

New Floor Area by Type



Building Inspections

Total Number of Building Inspections



Agricultural floor area accounted for over 60% of new non-residential construction and improvements, and continued a strong trend from the previous 5 years.

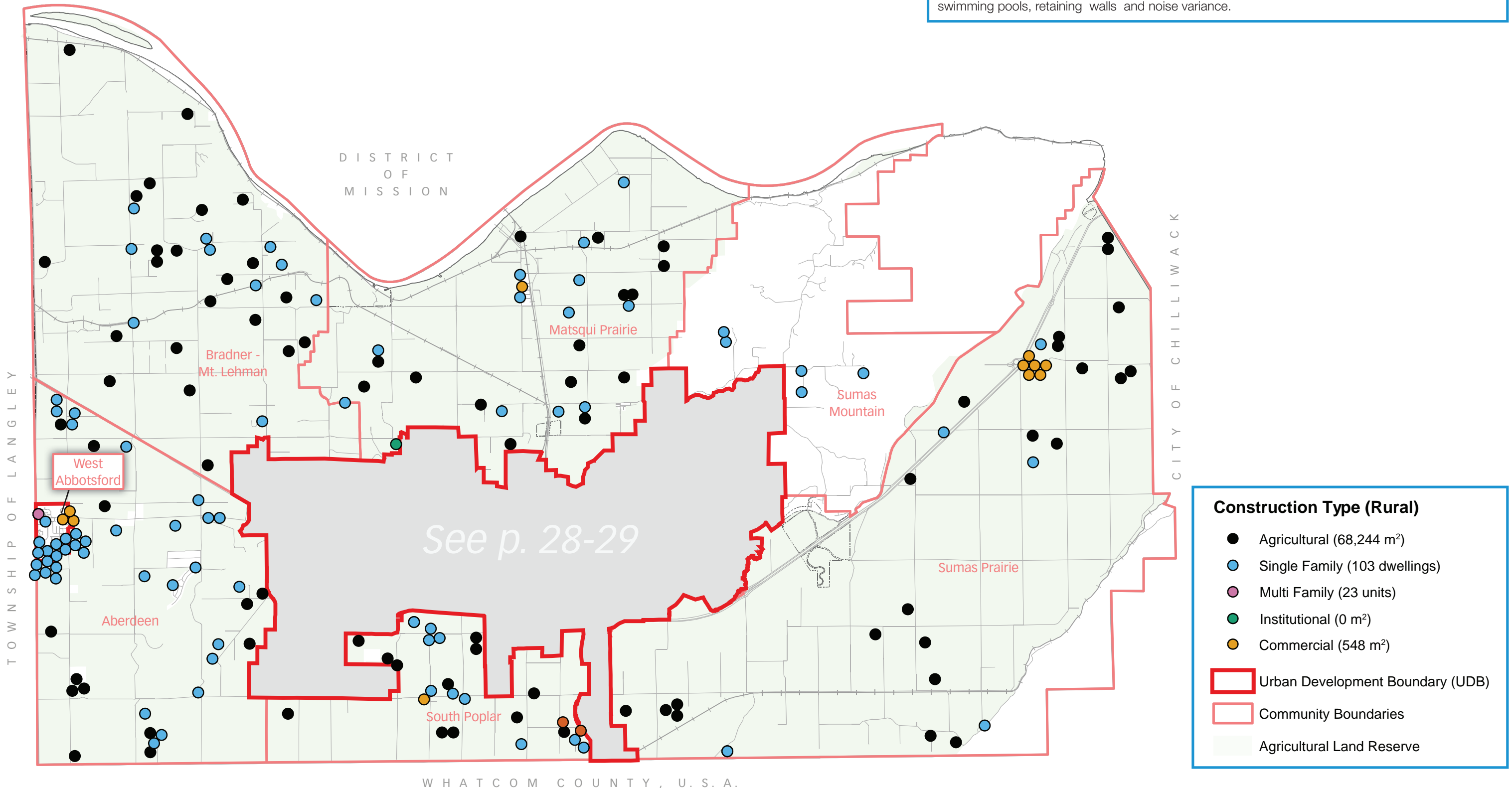
The number of building inspections in 2019 is at the highest level on record.

Issued Building Permits

New Construction & Improvements Q1-Q2 2019

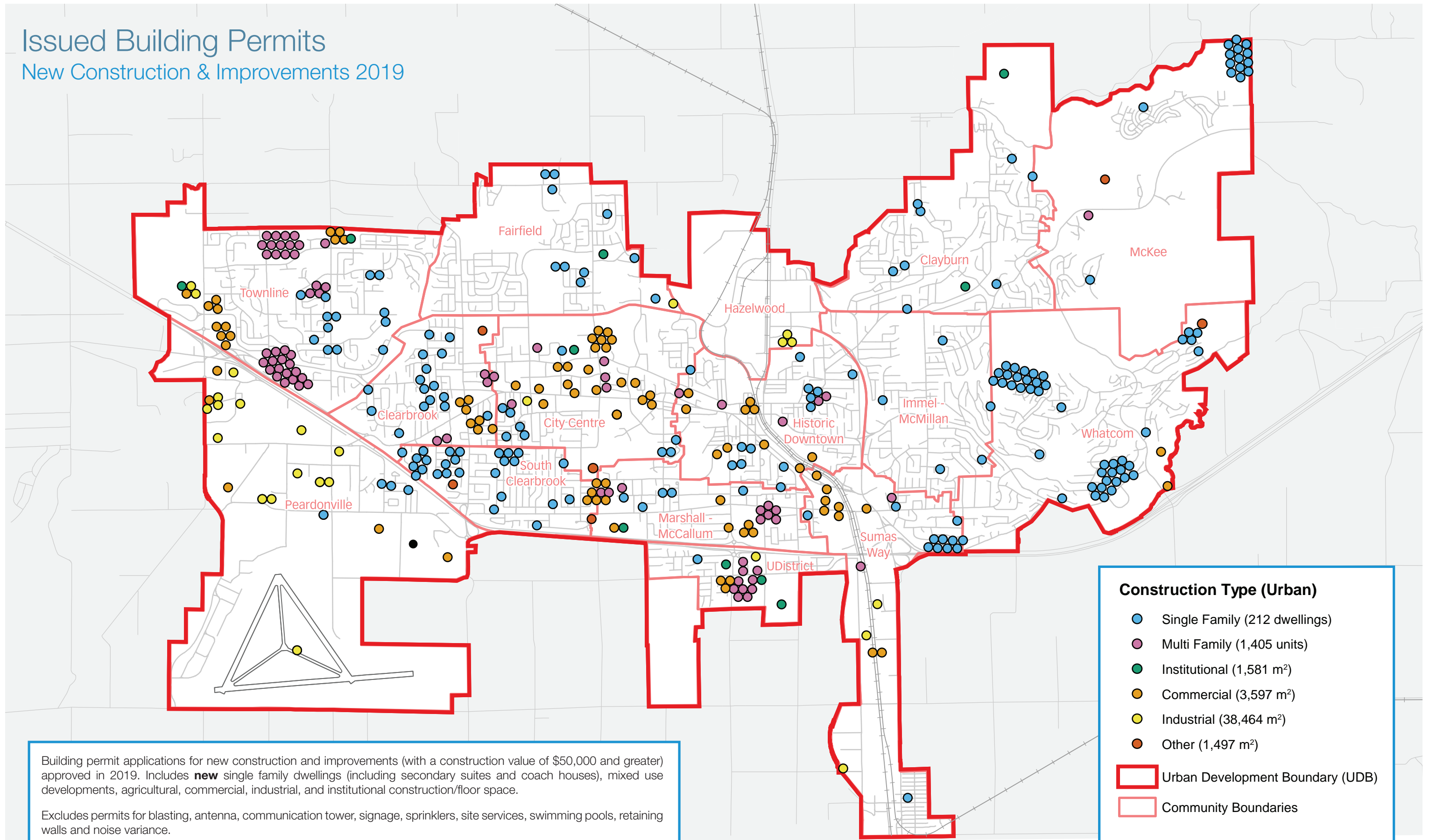
Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2019. Includes **new** single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional 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 2019



Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2019. 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 (212 dwellings)
- Multi Family (1,405 units)
- Institutional (1,581 m²)
- Commercial (3,597 m²)
- Industrial (38,464 m²)
- Other (1,497 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.

2019 Current Initiatives

JAN FEB MAR

AgRefresh

JANUARY - MARCH 2019

Staff analyzed and responded to enactment of the new Bill 52, 2018 provincial ALR rules related to house size, additional dwellings, and fill/soil removal. Work continued behind the scenes on AgRefresh components unrelated to the provincial ALR review.

McKee Neighbourhood Plan

JANUARY - DECEMBER, 2019

Stage 1 - Staff continued to work on the background research studies and drafting the stage report.

APR MAY JUN

City Centre Neighbourhood Plan

APRIL 15, 2019

The final City Centre Neighbourhood Plan was adopted by Council.

Historic Downtown Neighbourhood Plan

APRIL 15, 2019

The final Historic Downtown Neighbourhood Plan was adopted by Council.

AgRefresh

APRIL - JUNE 2019

In light of province-wide rule changes for ALR cannabis production, the City analyzed the amended Provincial regulations and updated the City's Zoning Bylaw with new ALR cannabis production 'building type' requirements.

Cannabis Retail Stores

MAY 2019

Staff presented guiding principles and a draft regulatory framework. Council directed staff to proceed with community engagement in summer 2019.

Infill Study

MAY 6, 2019

Staff presented additional work completed since July 23, 2018 and were directed to prepare bylaws to implement the Study. These bylaws were presented and received 1st/2nd readings on May 27.

Infill Study

JUNE 2019

Council held a Public Hearing on the proposed bylaws. After the Hearing, Council deliberated and gave the bylaws a 3rd reading.

JUL AUG SEP

Cannabis Retail Stores

JULY - AUGUST 2019

Open houses, an online questionnaire and meetings with property owners were conducted.

AgRefresh

JULY - SEPTEMBER 2019

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.

Infill Study

JULY 22, 2019

Council adopted OCP and Zoning Amendment Bylaws to implement the Urban Infill Study.

Cannabis Retail Stores

SEPTEMBER 30, 2019

A summary of community engagement and recommendations for next steps were presented to Council.

OCT NOV DEC

AgRefresh

OCTOBER - DECEMBER 2019

AgRefresh remained 'on pause' pending the on-going Provincial ALR/ALC revitalization initiative. Staff continued to monitor for ALR regulation updates related to Bill 15, 2019. Background work continued on aspects of AgRefresh not impacted by the Provincial review.

Cannabis Retail Stores

NOVEMBER - DECEMBER 2019

A Cannabis Store Regulations Amendment Bylaw and a Cannabis Retail Store Policy were introduced to Council on November 4. A Public Hearing was held November 18 and the Bylaw and Policy were adopted on December 2.

Infill Study

DECEMBER 20, 2019

A new RS3-i zone took effect within the Urban 3 - Infill area, replacing the existing RS3 zoning that applied to most Urban 3 - Infill properties.



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.

Q1

Q2

Q3

Q4



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