



2022

MID-YEAR REPORT

Planning & Development Services



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Cover image: 'Montvue' Phase 1, 2408 Montvue Ave., approved on January 25, 2022.
Image by: Keystone Architecture

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

Planning & Development Services

The Planning & Development Services Department consists of three main divisions: Community Planning, Development Planning, and Building Permits & Licenses.

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 licencing.

For more information: abbotsford.ca/business-development



Introduction

The 2022 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.

2022 Halfway Highlights



The 2022 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:

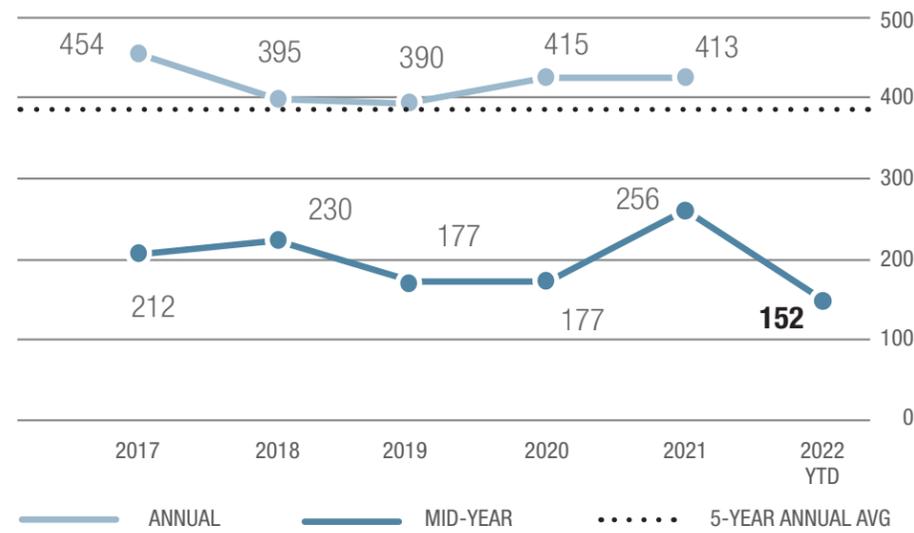
abbotsford.ca/business-development/statistics

Inquiry, Submission & Review

Development Inquiry Meetings

> Staff coordinated 152 DIMs through the first two quarters of 2022.

Total Number of DIMs

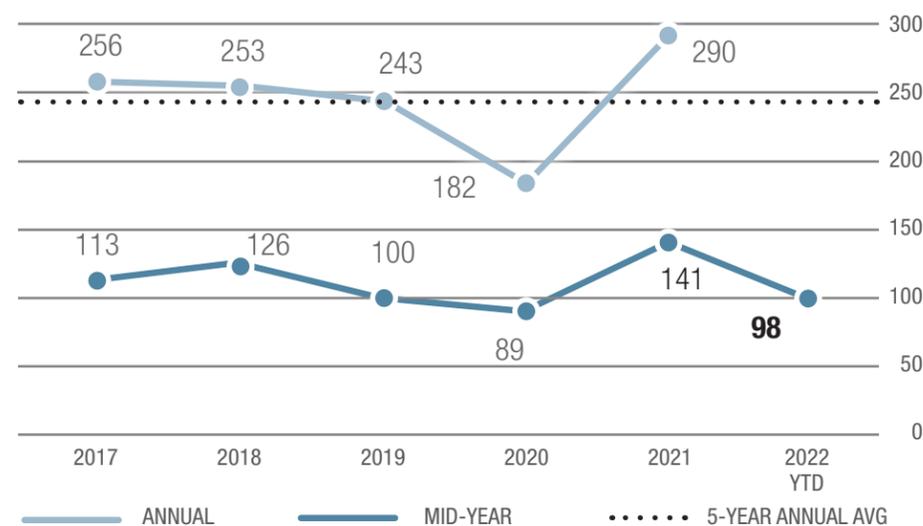


Development Inquiry Meetings (DIMs) are intended to provide preliminary comments to land owners and developers considering development in respect to the Official Community Plan, Development Permit Areas/Guidelines, zoning, and anticipated off-site upgrades.

Land Development Applications Received

> After a record-breaking year in 2021, the total number of land development applications received in the first half of 2022 (98) returned to pre-2021 levels.

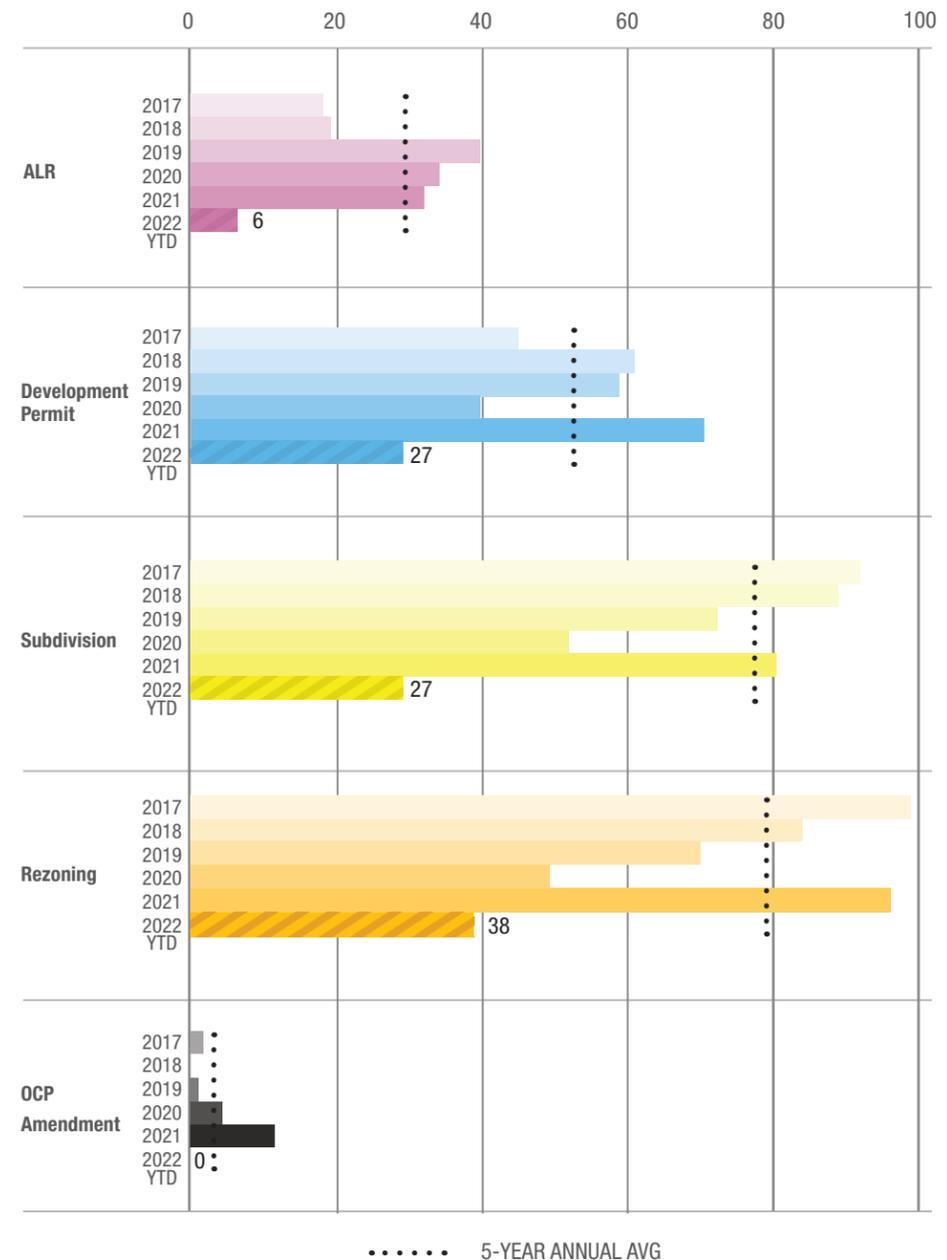
Total Land Development Applications Received



Land Development Applications Received (cont'd)

> Since applications were not being received at the same pace as 2021, several application types may not meet the 5-year average, except for Development Permit applications, for which 27 were received at mid-year.

Land Development Applications Received by Type

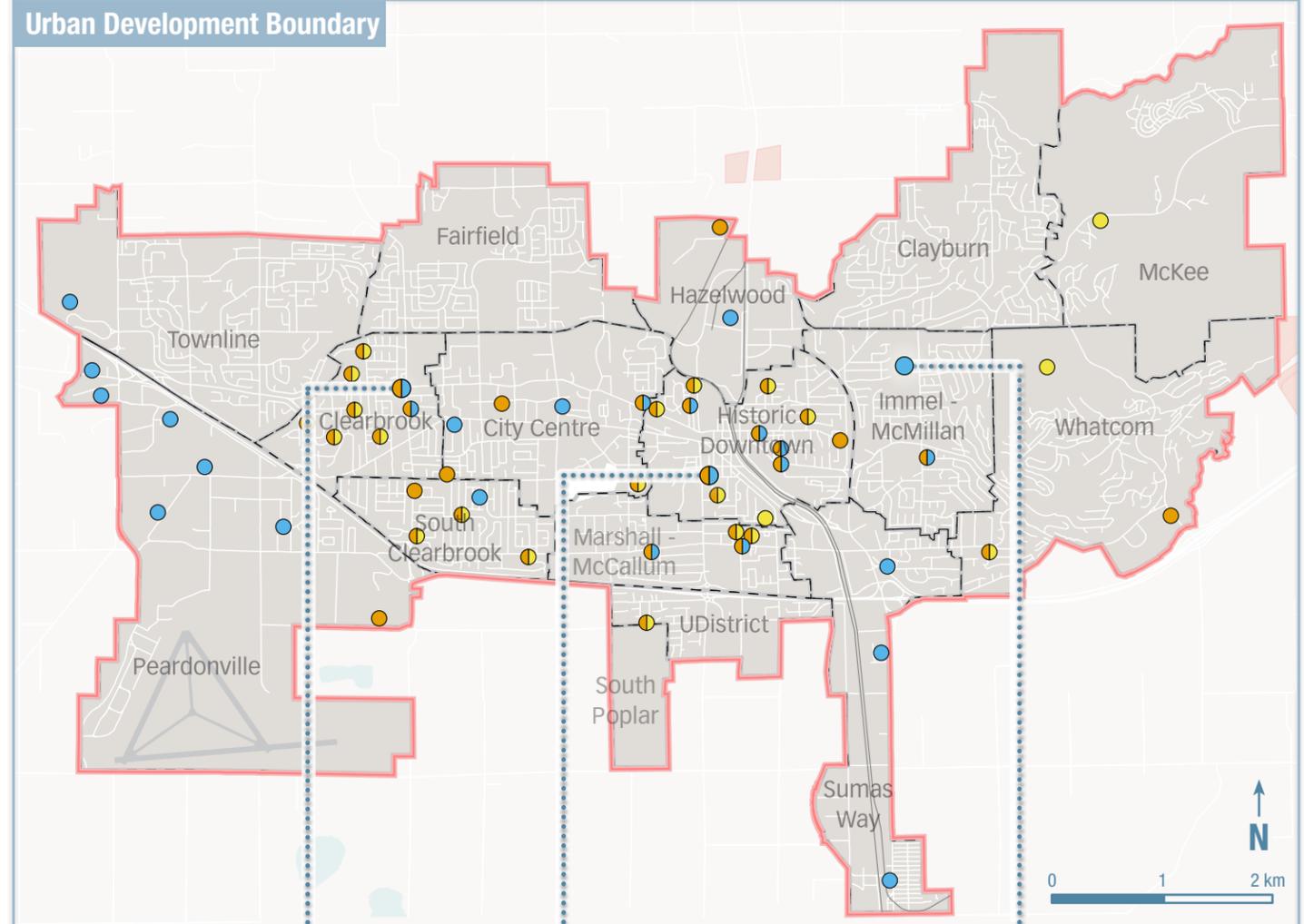
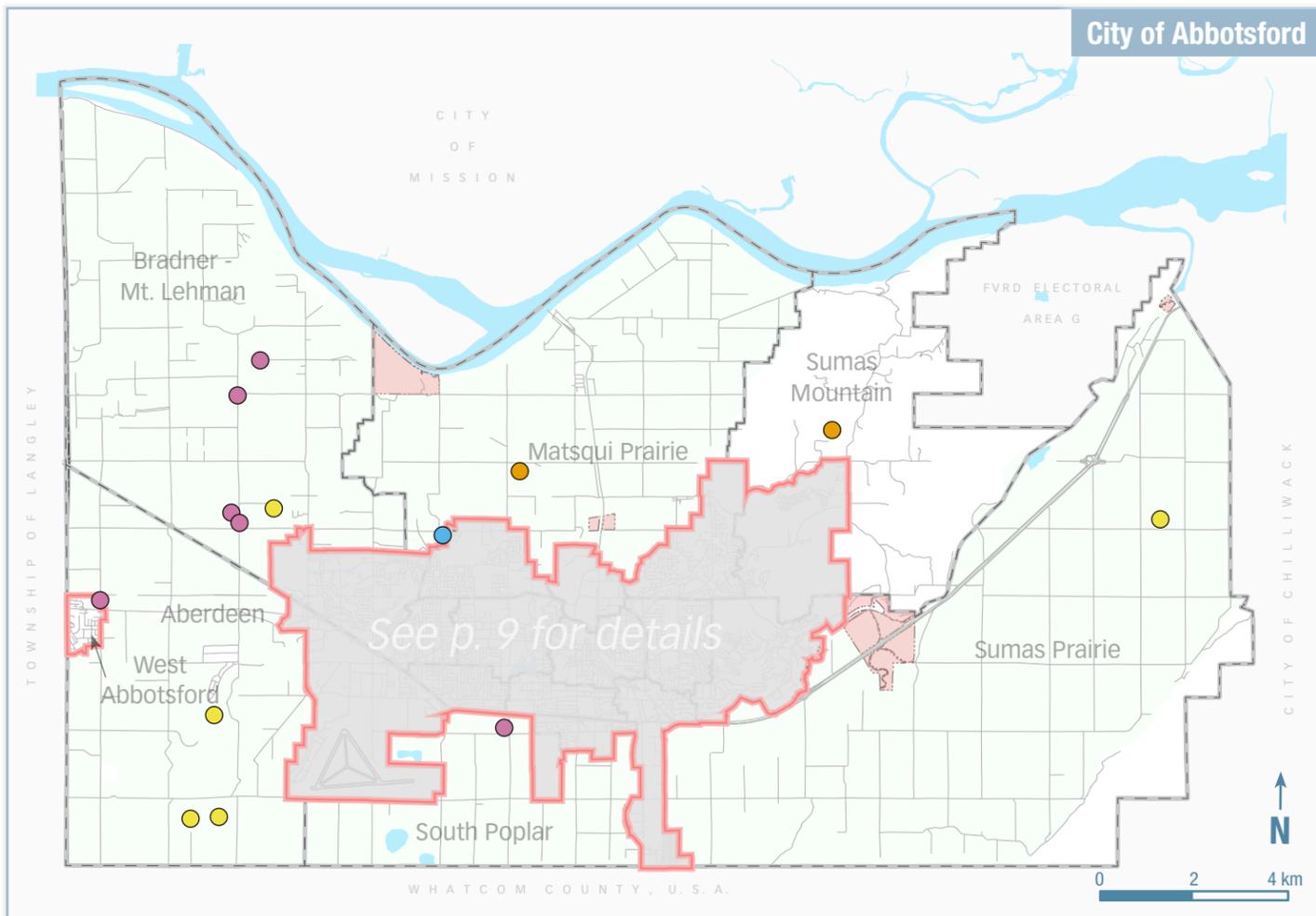


The number of Rezoning and Development Permit applications received to date in 2022 are expected to meet or exceed the five-year average by year end.

Land Development Applications Received

Application Type

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



2873 & 2885 Clearbrook Rd
11 Townhouses

RZ DP



33671 McDougall Ave
25 Apartments

RZ DP



2857 McMillan Rd
190 Townhouses

DP

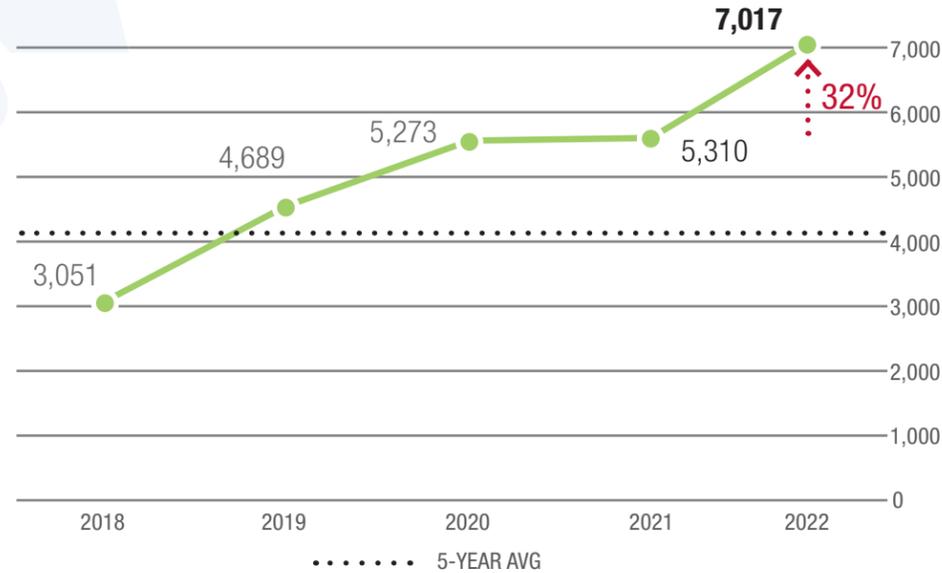


In-Stream Residential Applications

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

- > The total number of lots/units in-stream at mid-year 2022 (7,135) increased due to several significant applications received since the 2021 mid-year mark.

Total Lots/Units In-Stream

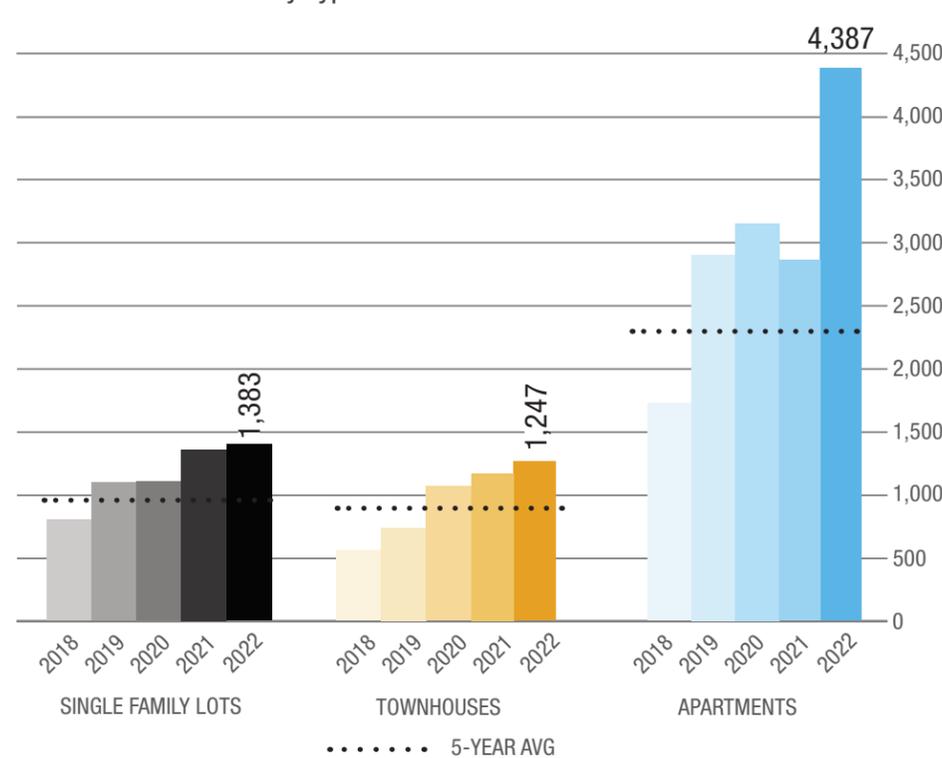


In-stream applications refer to applications currently under staff review.

Nearly one third of all in-stream lots or units at mid-year were apartment units.

All residential unit types remained above the 5-year average, with apartments nearly double.

Lots/Units In-Stream by Type

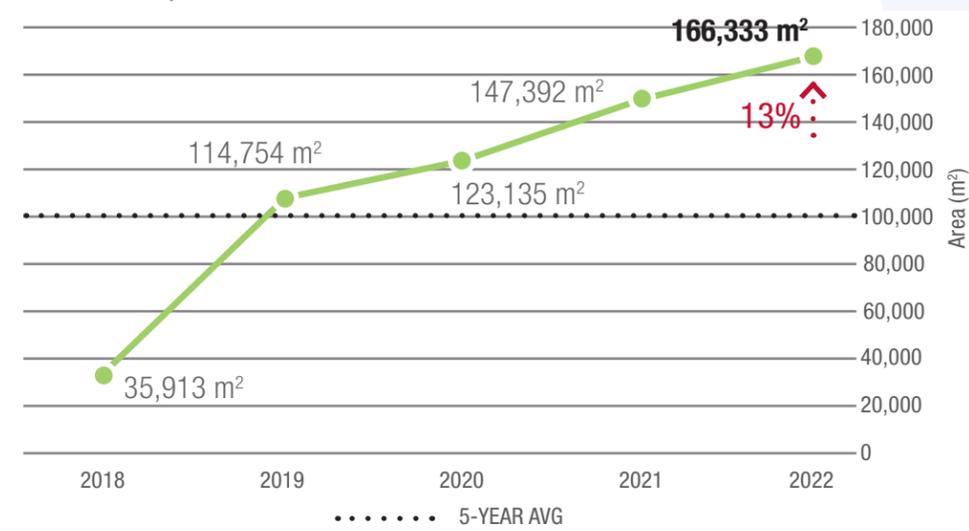


In-Stream ICI Applications

Institutional, Commercial, & Industrial Floor Space

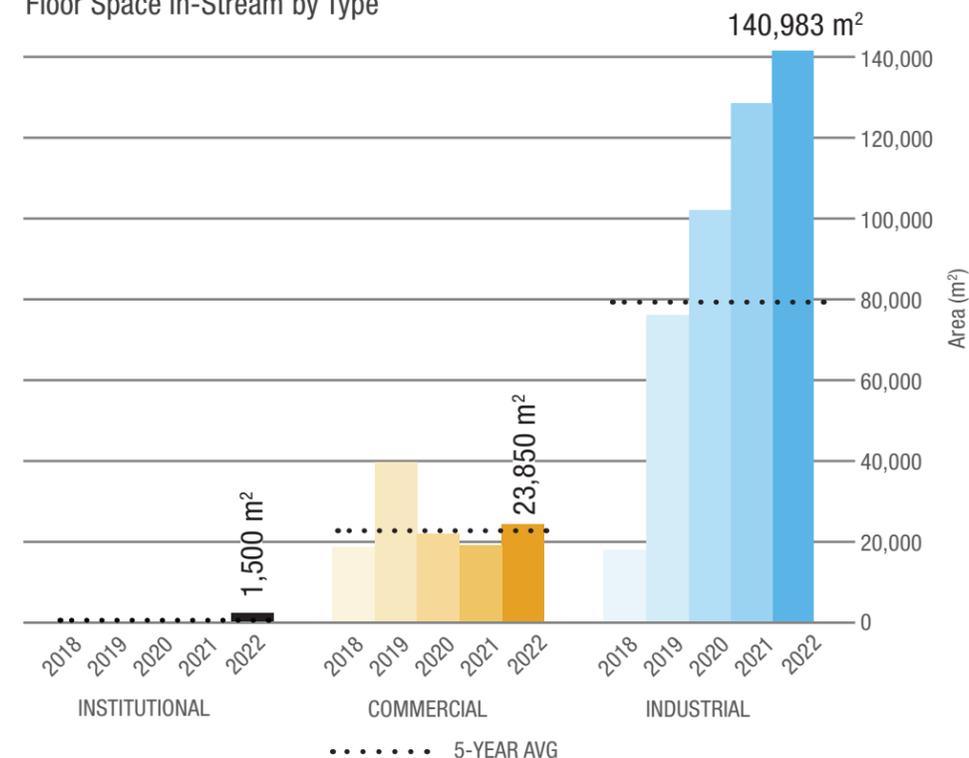
- > The total number of new ICI (Industrial, Commercial, and Institutional) floor area in-stream in 2022 (166,333 m²) continued a steady upward trend that started in 2019.

Total Floor Space In-Stream



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

Floor Space In-Stream by Type



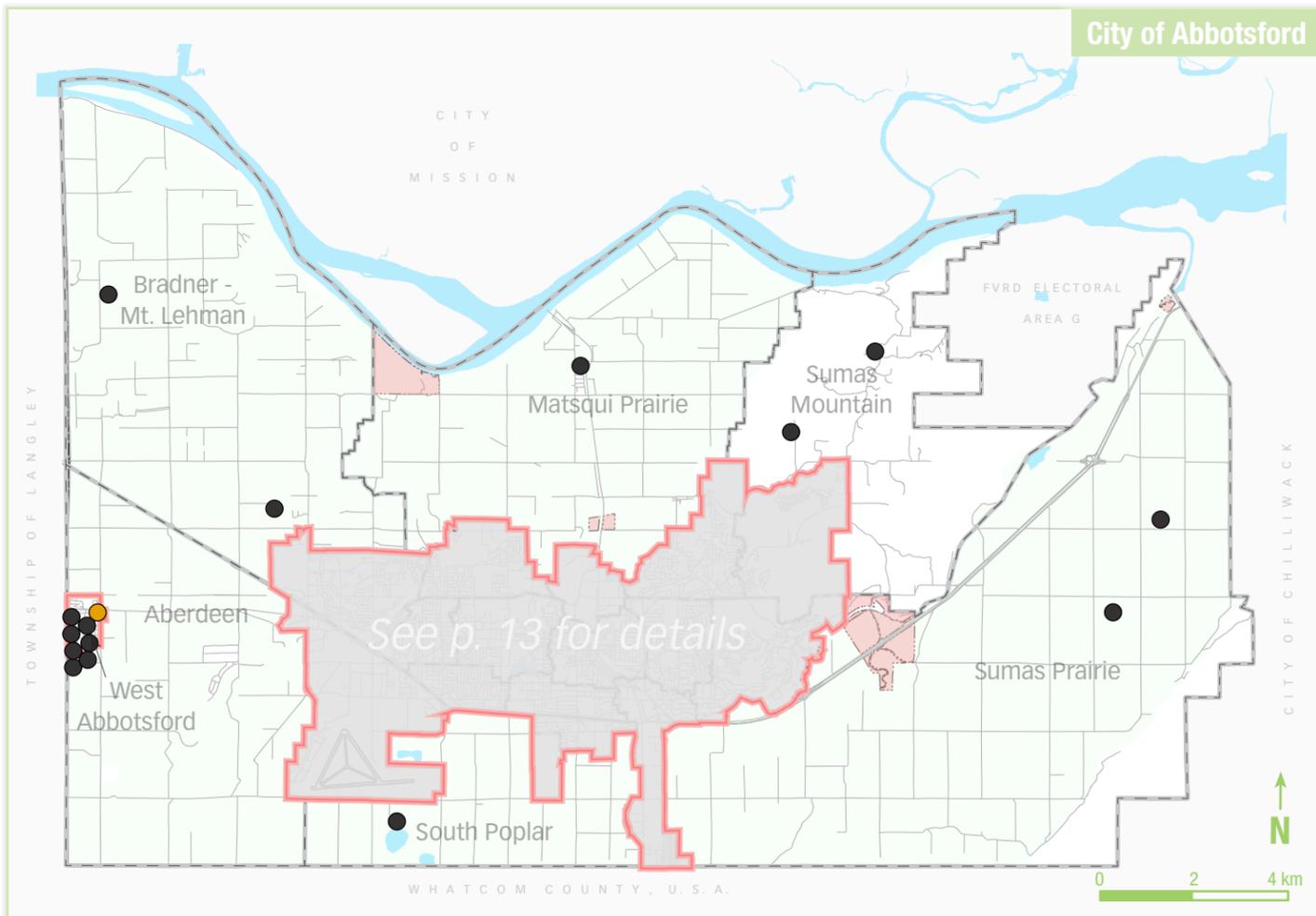
In-stream Industrial floor area reached a record high of 140,983 m².

In-Stream Residential Applications

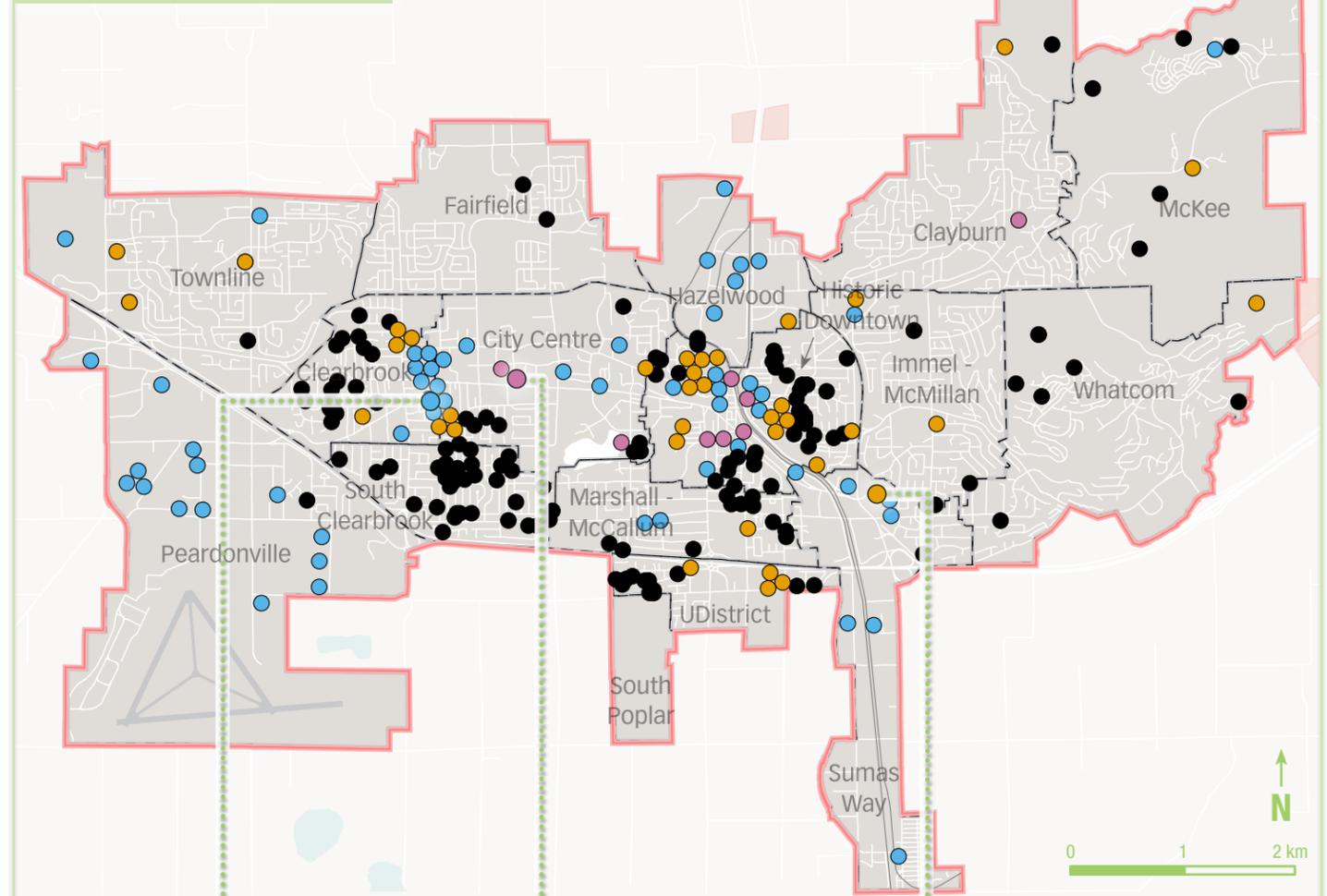
Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

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



Urban Development Boundary



Langdon St & Parkview St
276 Apartments



APT

2736 Garden St
262 Apartments, 8 CRU & Child Care Centre



MU

Eleanor Ave
56 Townhouses



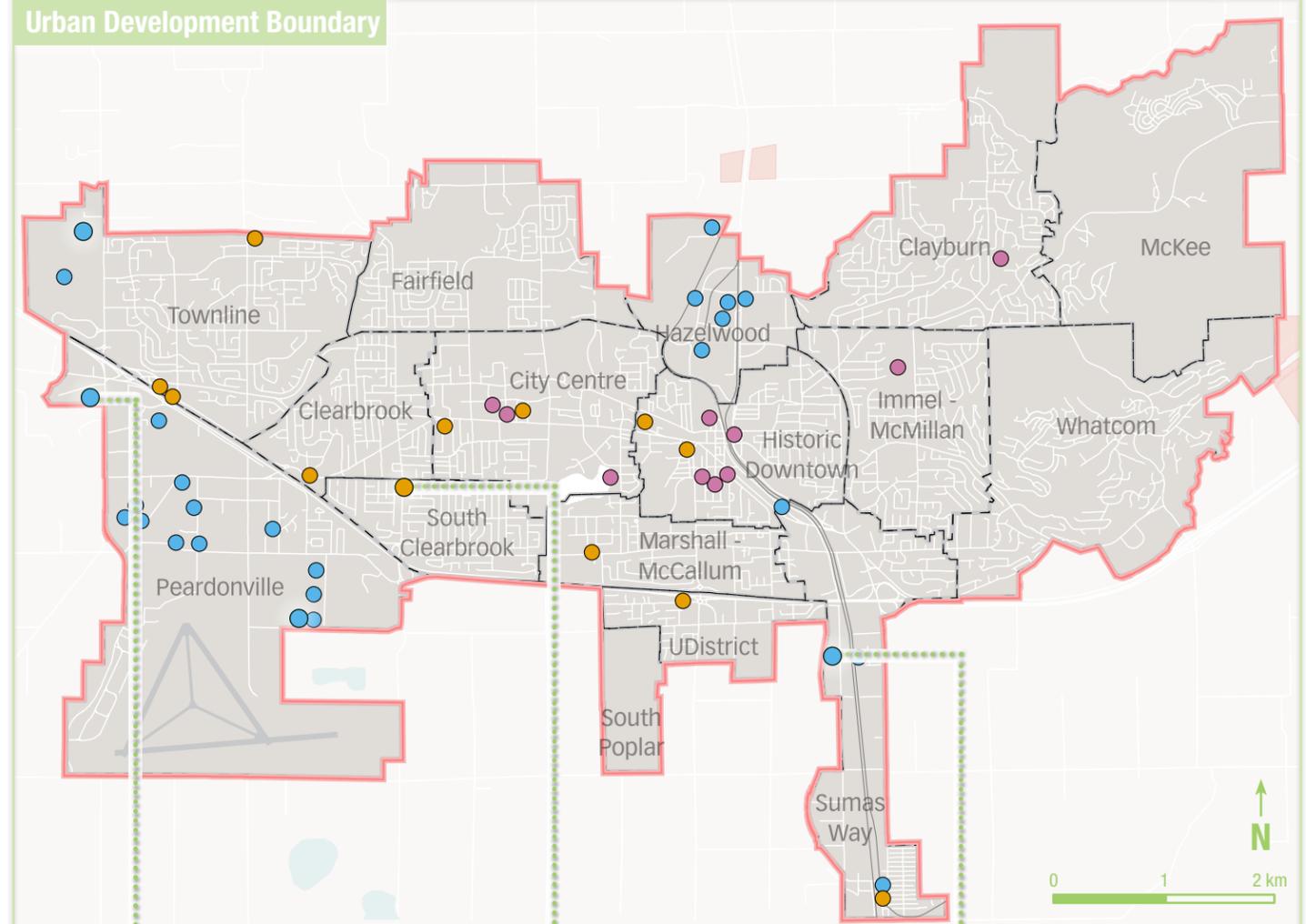
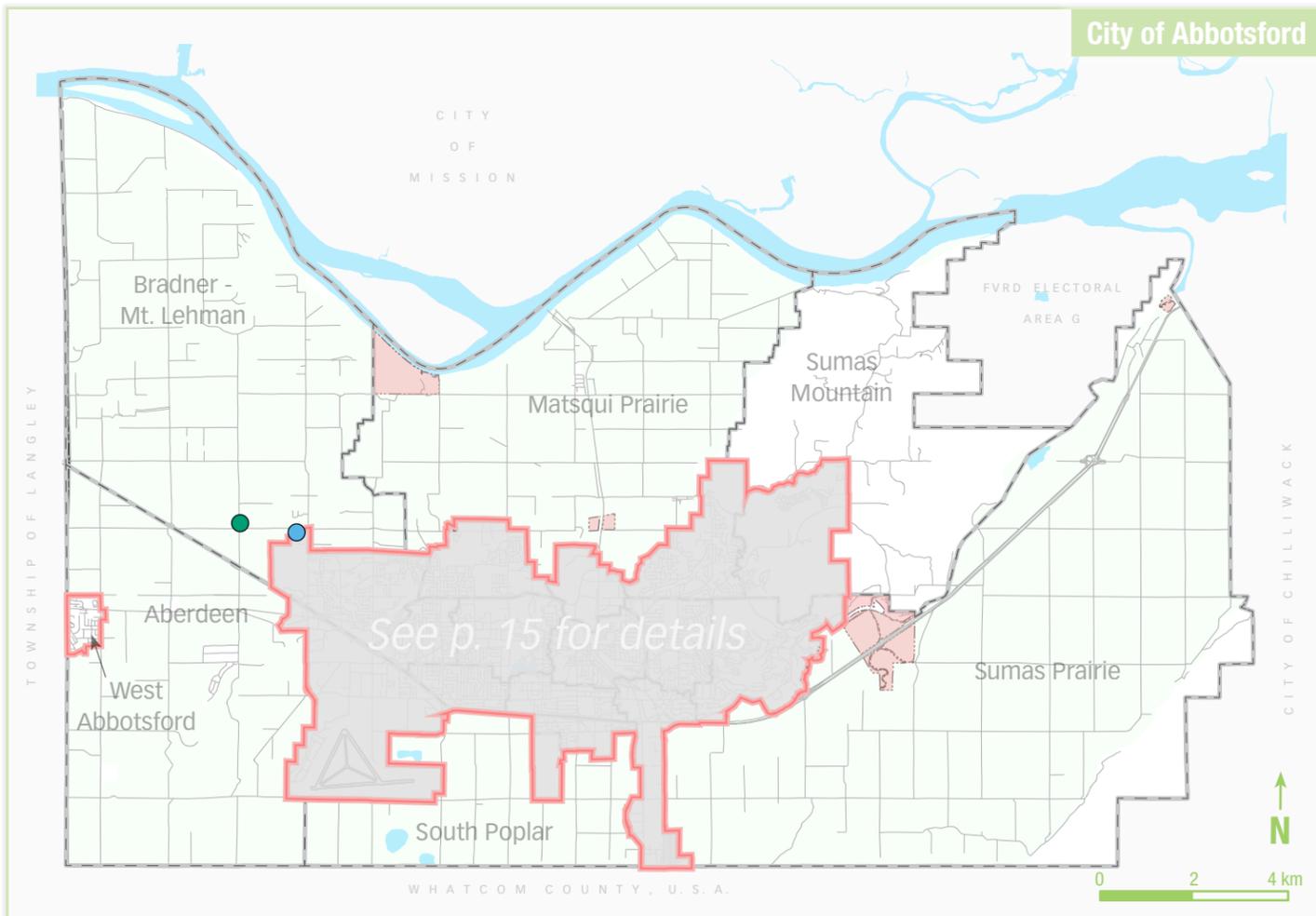
TH

In-Stream ICI Applications

Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

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



30310 Old Yale Rd
4,381 m²

IND



2372 Clearbrook Rd
1,220 m²

COM



1585 Riverside Rd
23,538 m²

IND

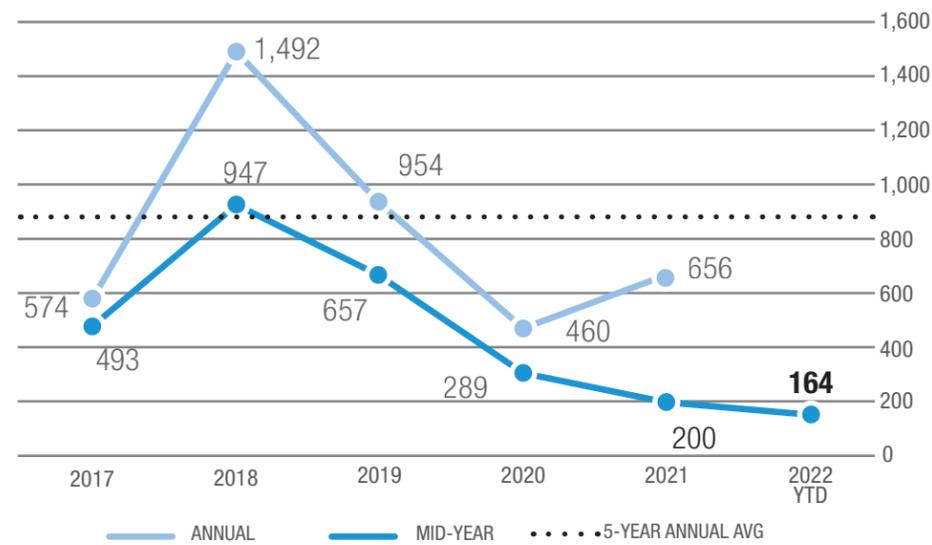


Approval & Issuance

Number of Residential Lots/Units Approved

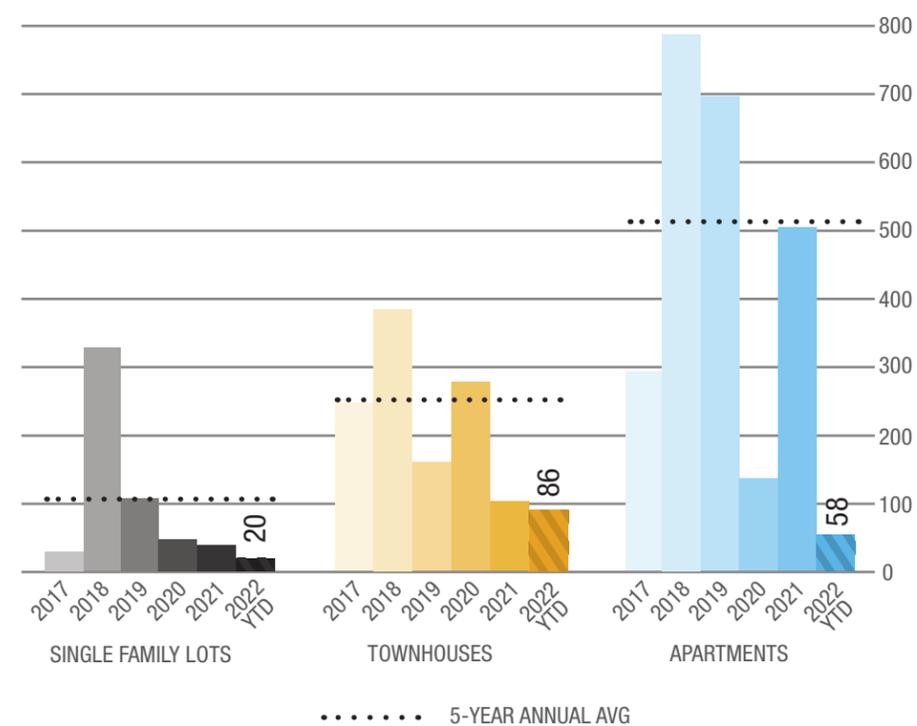
> The total number of units approved by mid-year 2021 (214) has dropped to pre-OCP levels.

Total Lots/Units Approved



Nearly 90% of approved units by mid-year 2022 were multifamily units.

Lots/Units Approved by Type

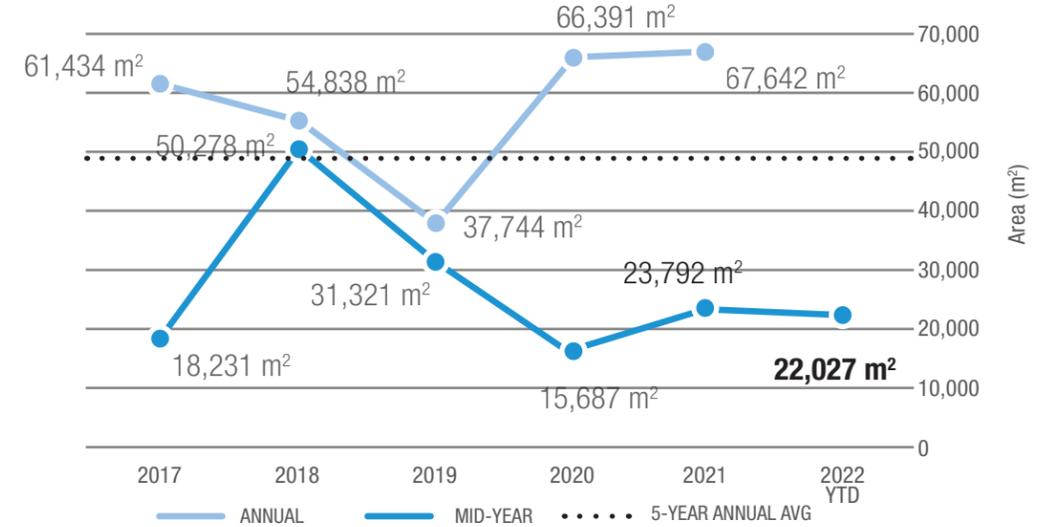


Approval & Issuance

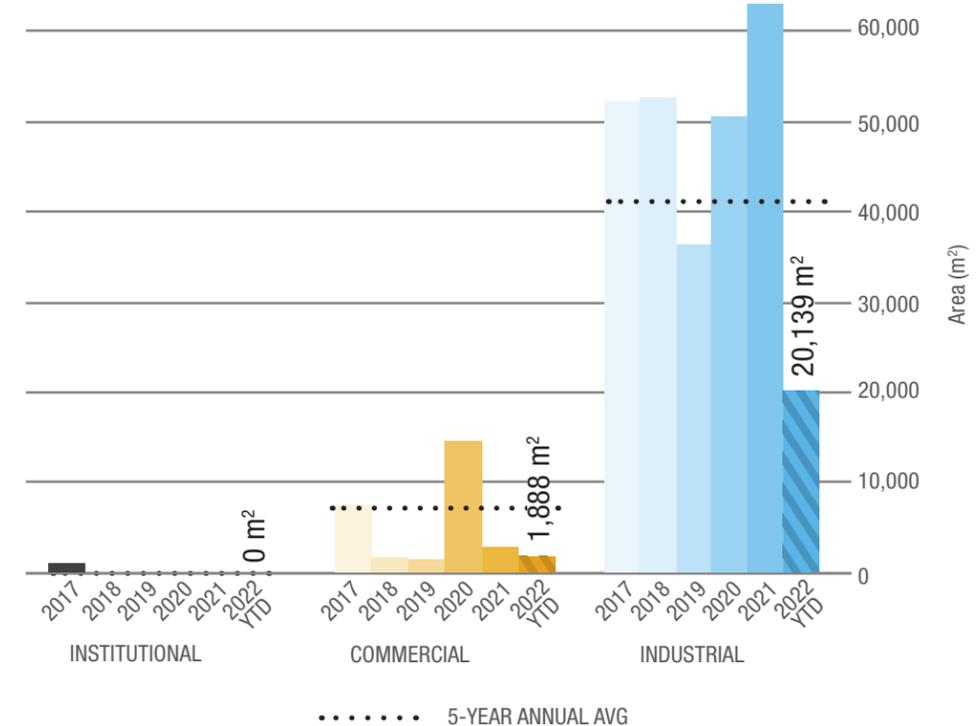
New ICI Floor Area Approved

> The total number of approved ICI (Industrial, Commercial, and Institutional) floor area remained close to 2021 levels at 22,027 m².

Total Floor Area Approved



Floor Area Approved by Type



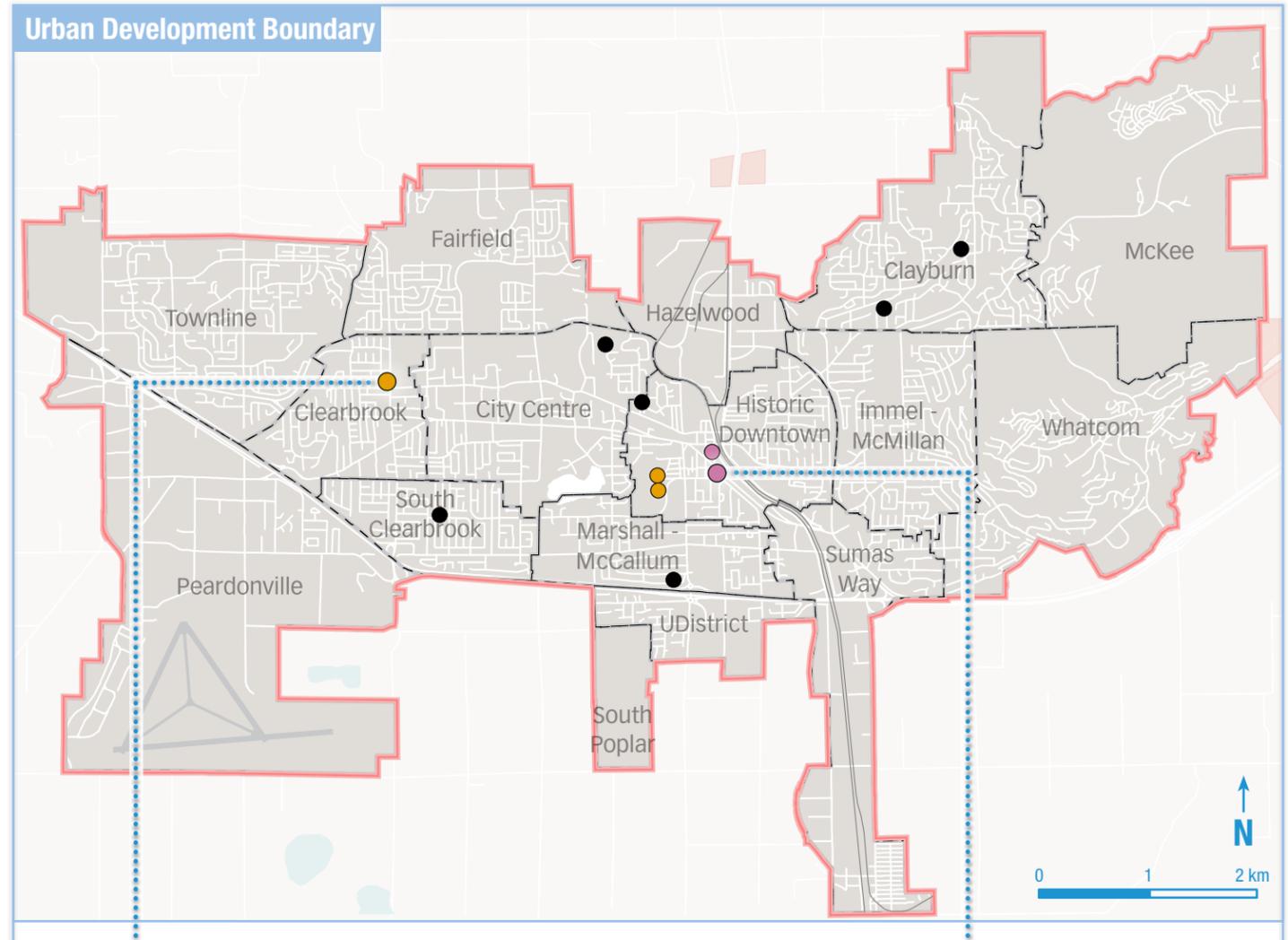
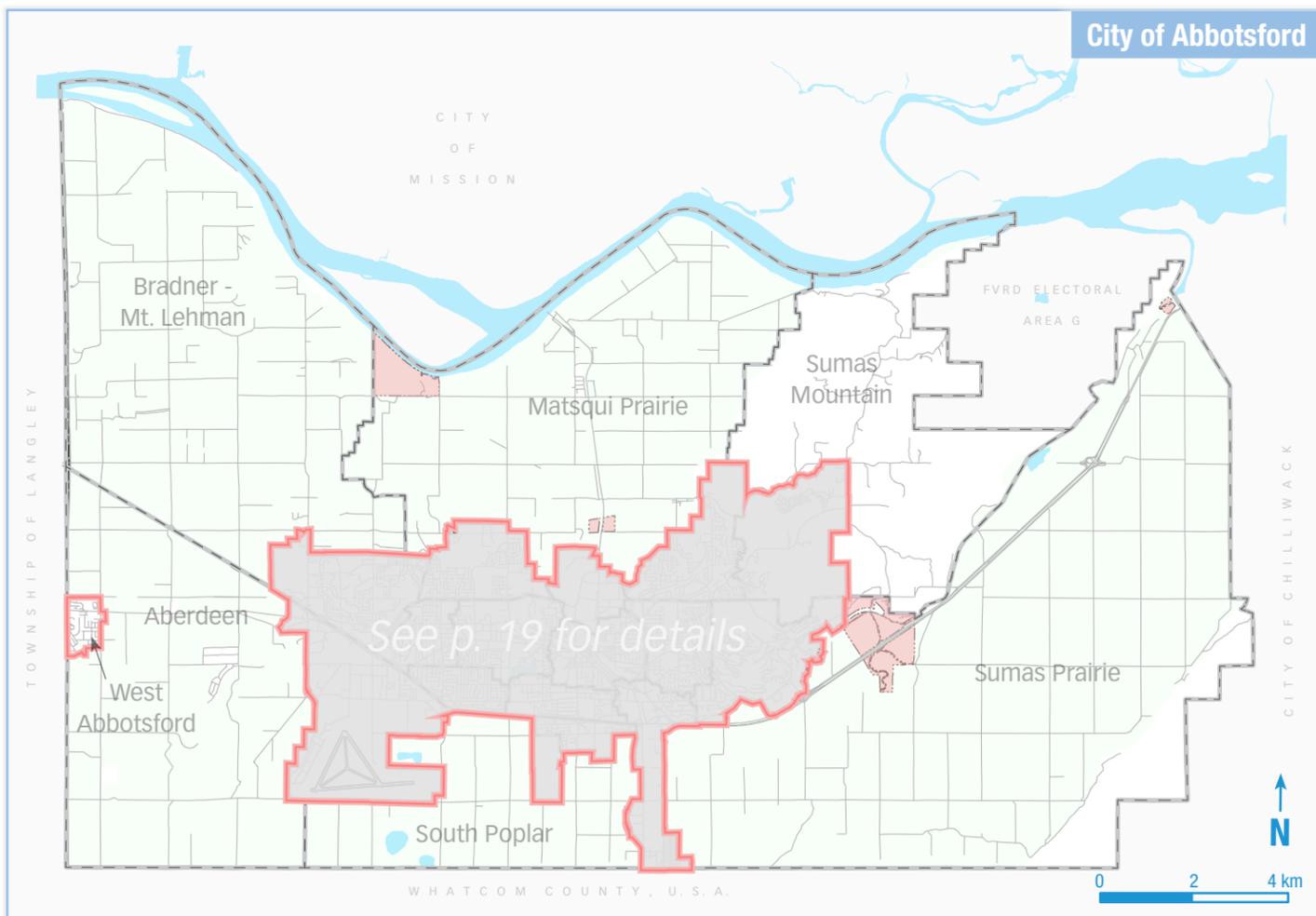
Industrial floor space approvals are on pace to meet the five-year average by year end.

Approved Residential Applications

Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

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



2895 Clearbrook Rd
66 Townhouses



Montvue Phase 1
50 Apartments + 5 CRU

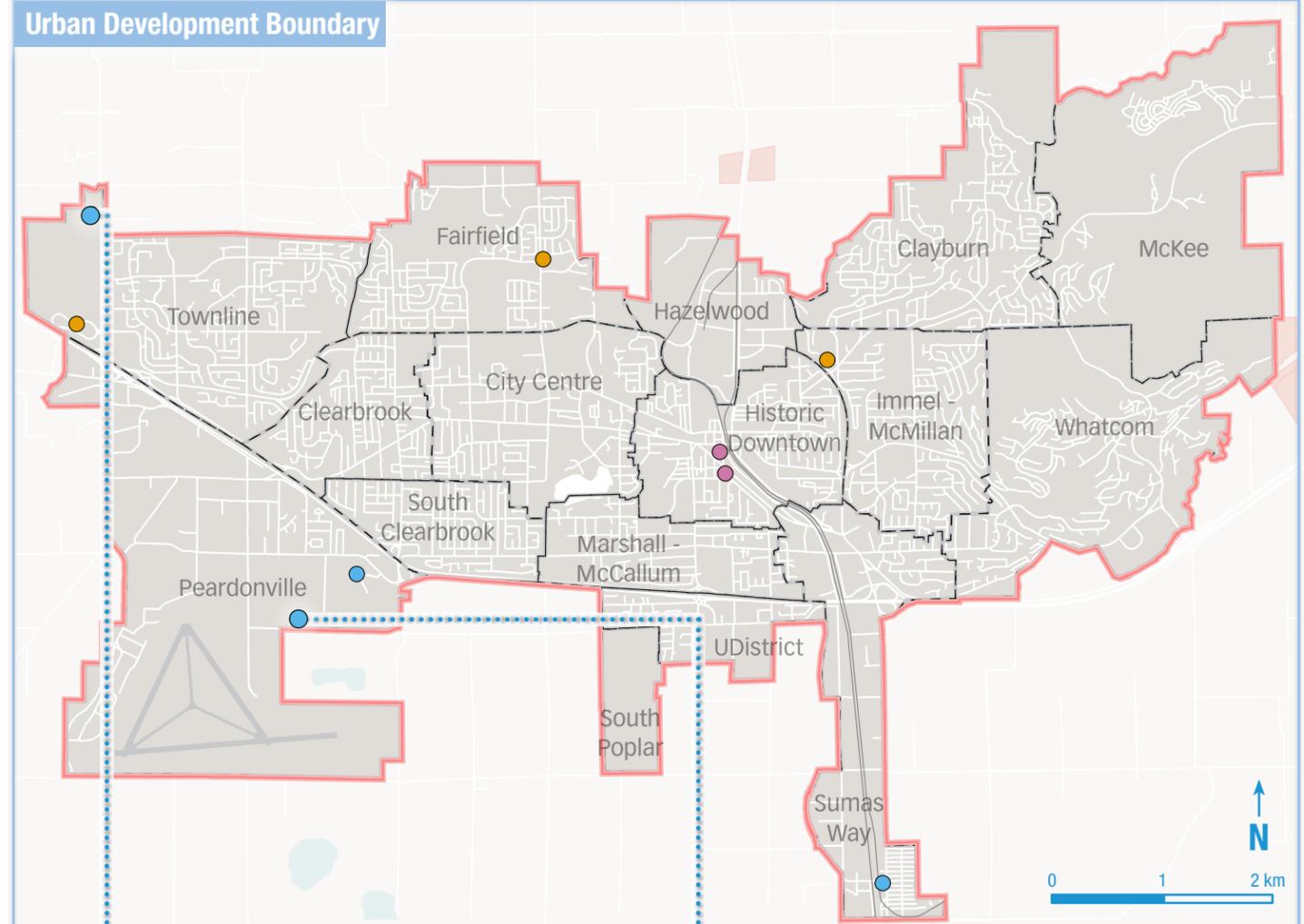
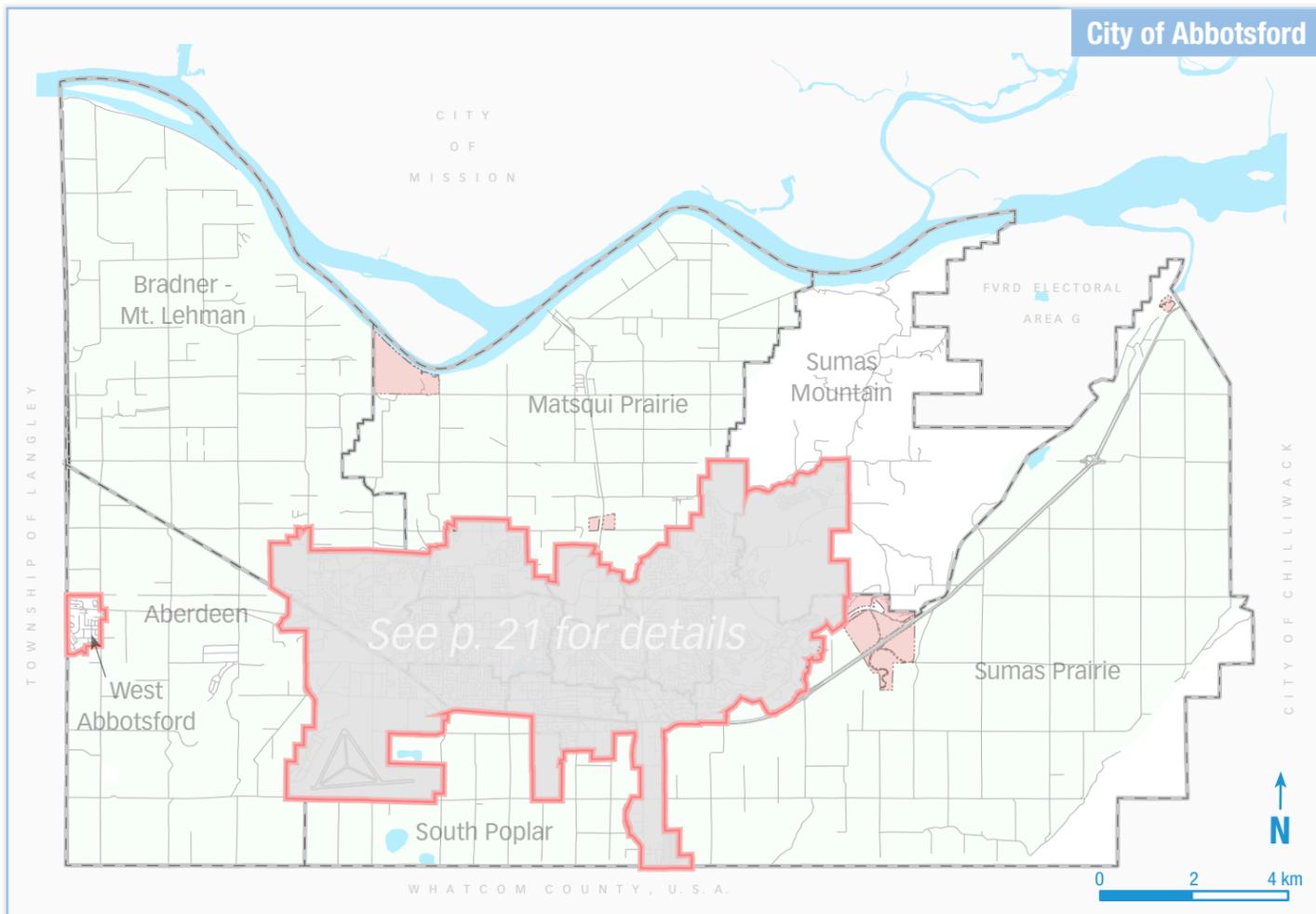


Approved ICI Applications

Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

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



3855 Mt Lehman Rd
2,670 m²

IND



31453 King Rd
13,247 m²

IND

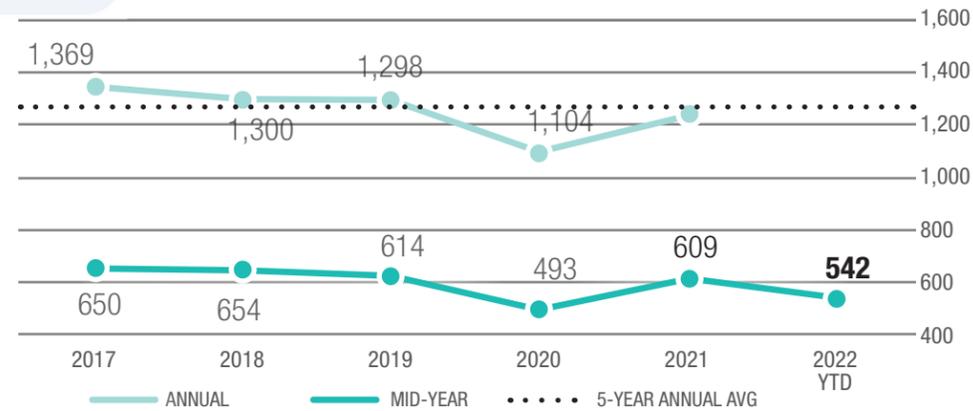


Construction

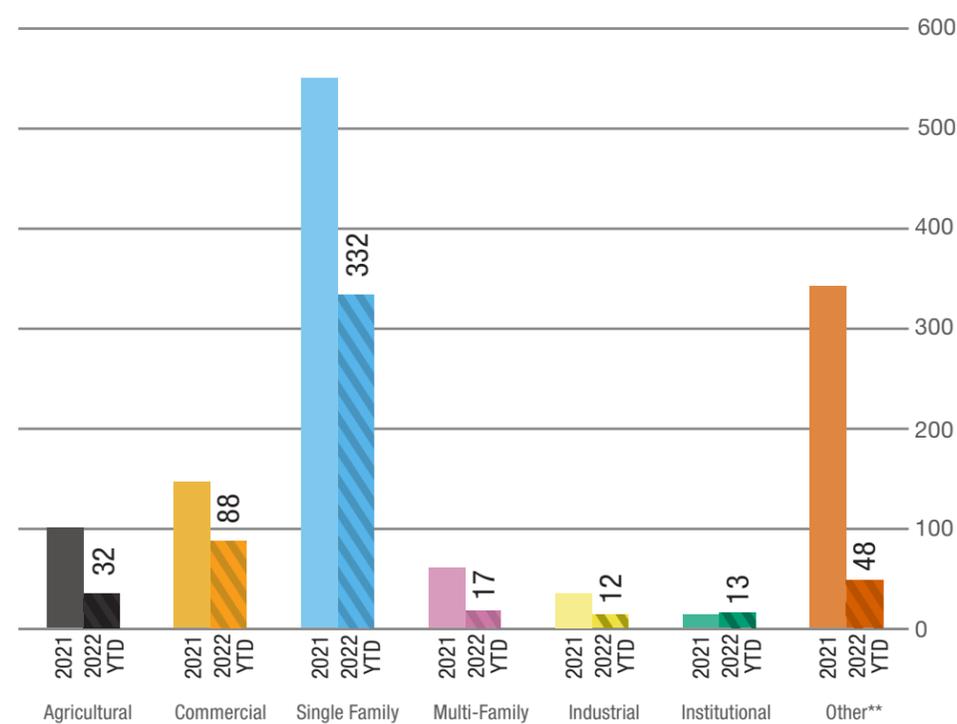
Building Permits (Number)

> The number of building permits issued in the first half of 2022 decreased to 542.

Total Building Permits Issued



Total Number of Building Permits Issued by Type



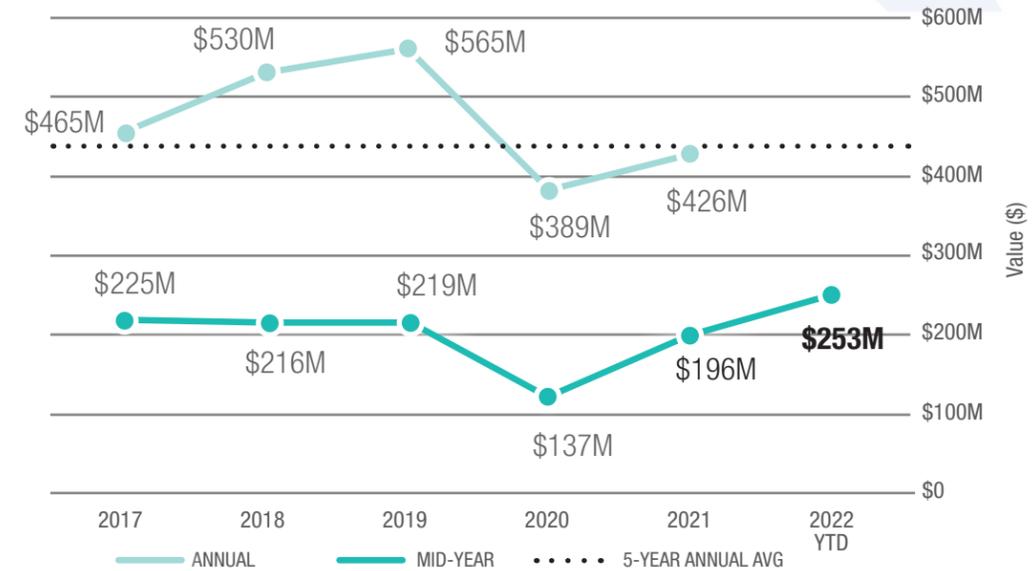
*Note: historical building permit values have been revised from previous reports to remove plumbing permits. Plumbing permit construction value is captured in the building permit construction value in accordance with Building Bylaw, 2018.

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.

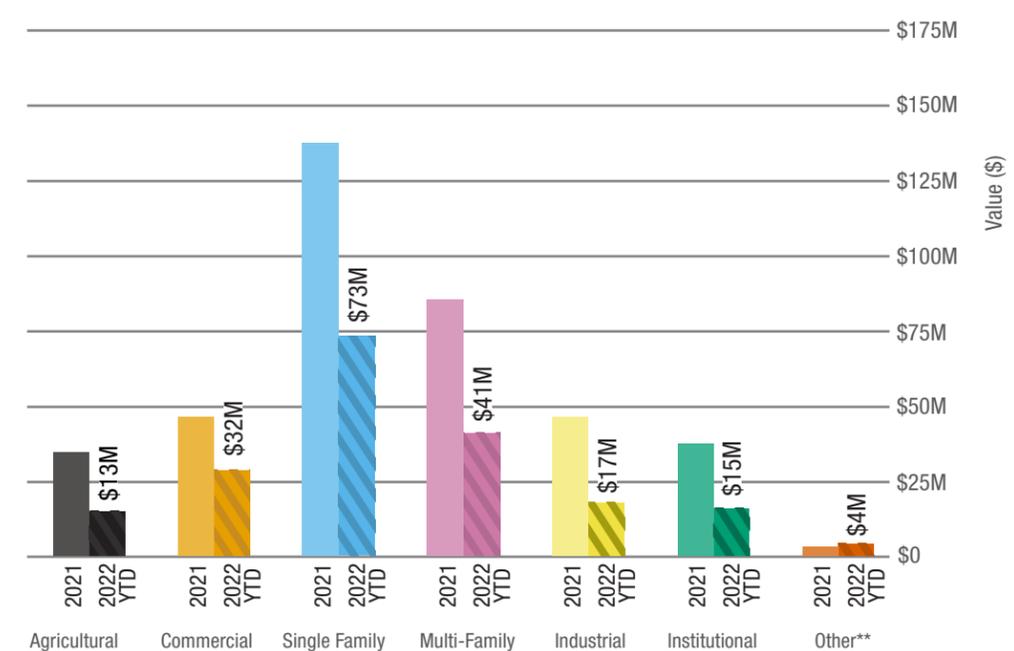
Building Permits (Value)

> Mid-year total construction value continued rising to \$253 million at mid-year, making a full recovery from 2020.

Total Value of Building Permits Issued



Total Construction Value of Building Permits Issued by Type

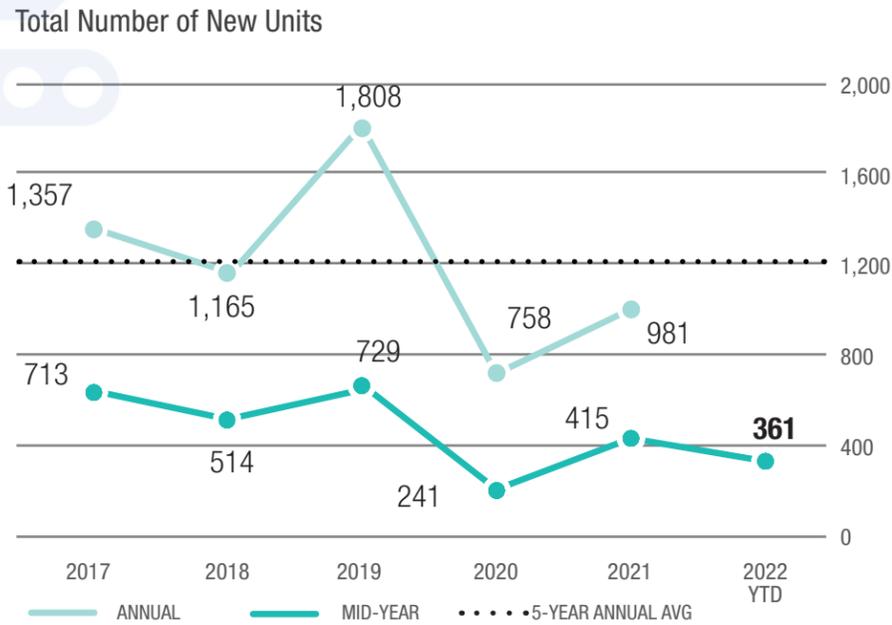


**'Other' includes associated construction permits and demolition applications.

Commercial, Single Family and Multi-family permit values are generally expected to meet or exceed 2021 figures by year end.

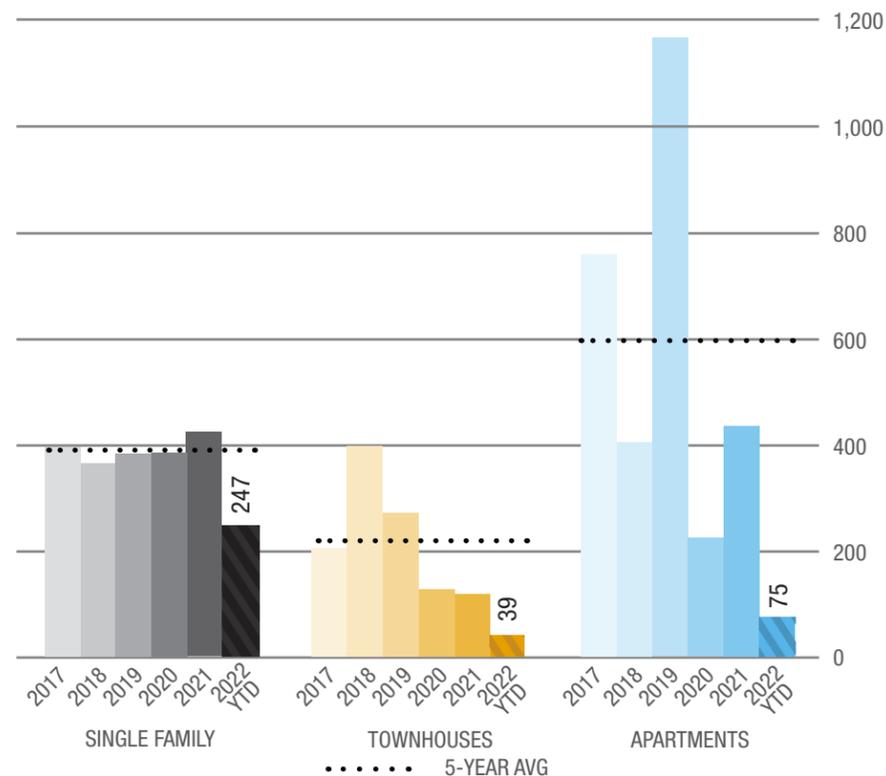
Construction

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



New residential unit construction reached similar levels to mid-year 2021.

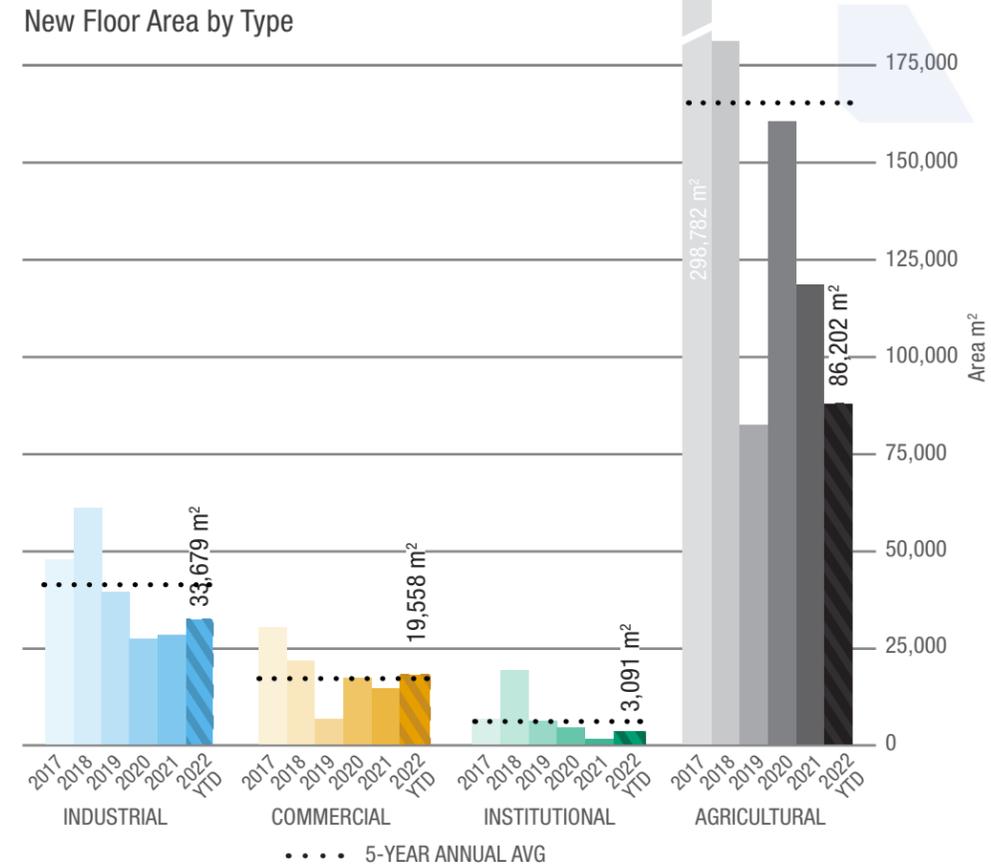
New Units by Type



New single family units should exceed the 5-year average at year end.

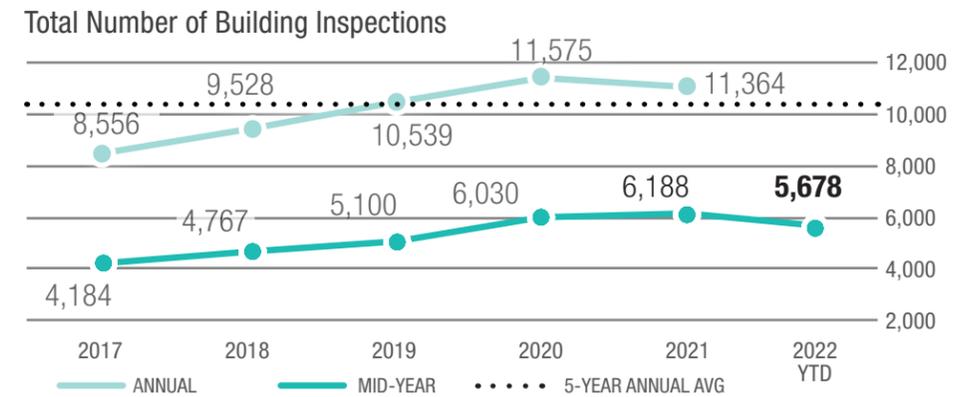
Construction

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



Agricultural floor area accounted for 60% of new non-residential construction and improvements, while industrial and commercial floor area are on pace for higher than the 5-year average.

Building Inspections*

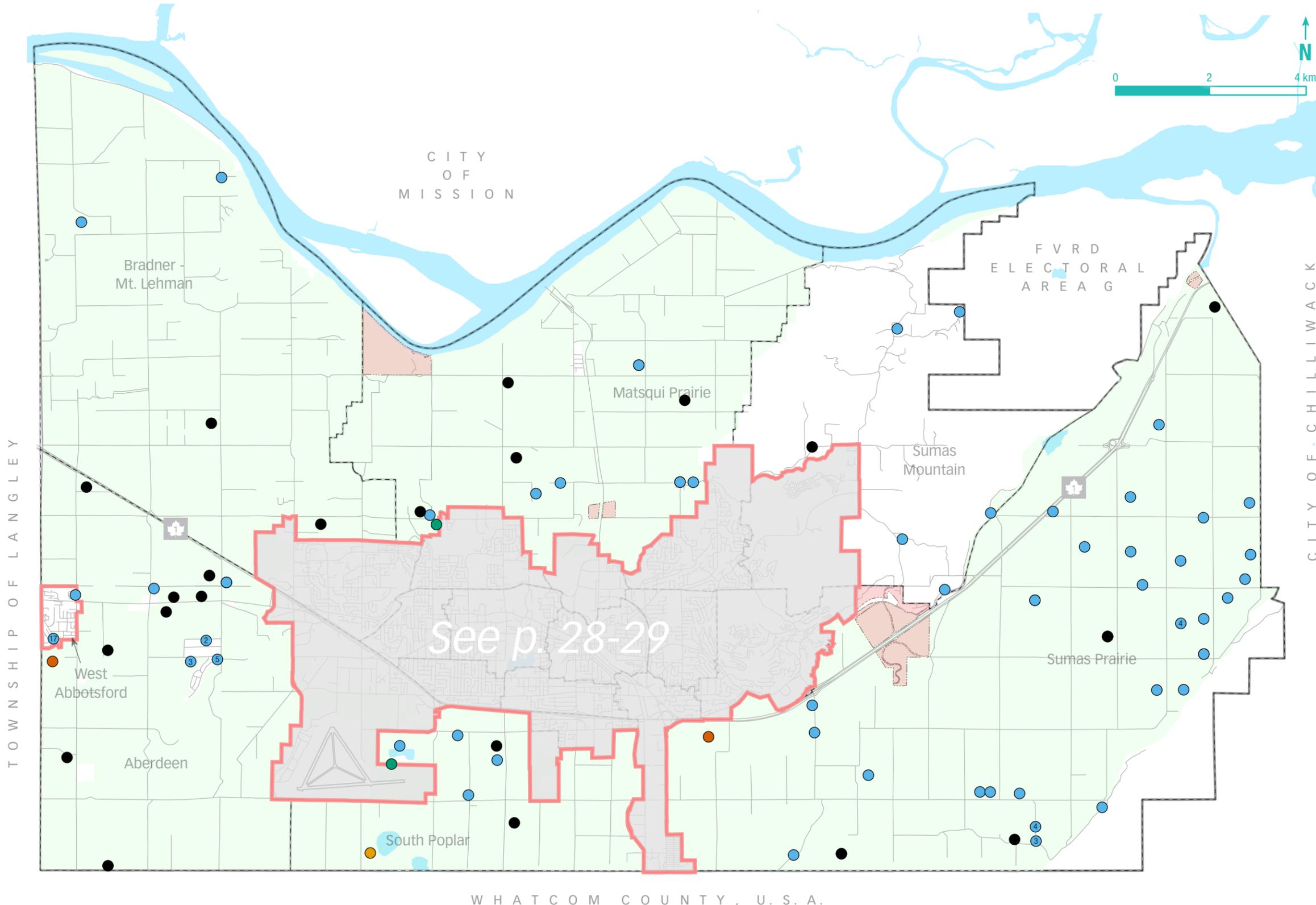


The number of building inspections for the first half of 2022 decreased slightly in relation to the previous two mid-years..

*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

See p. 28-29

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

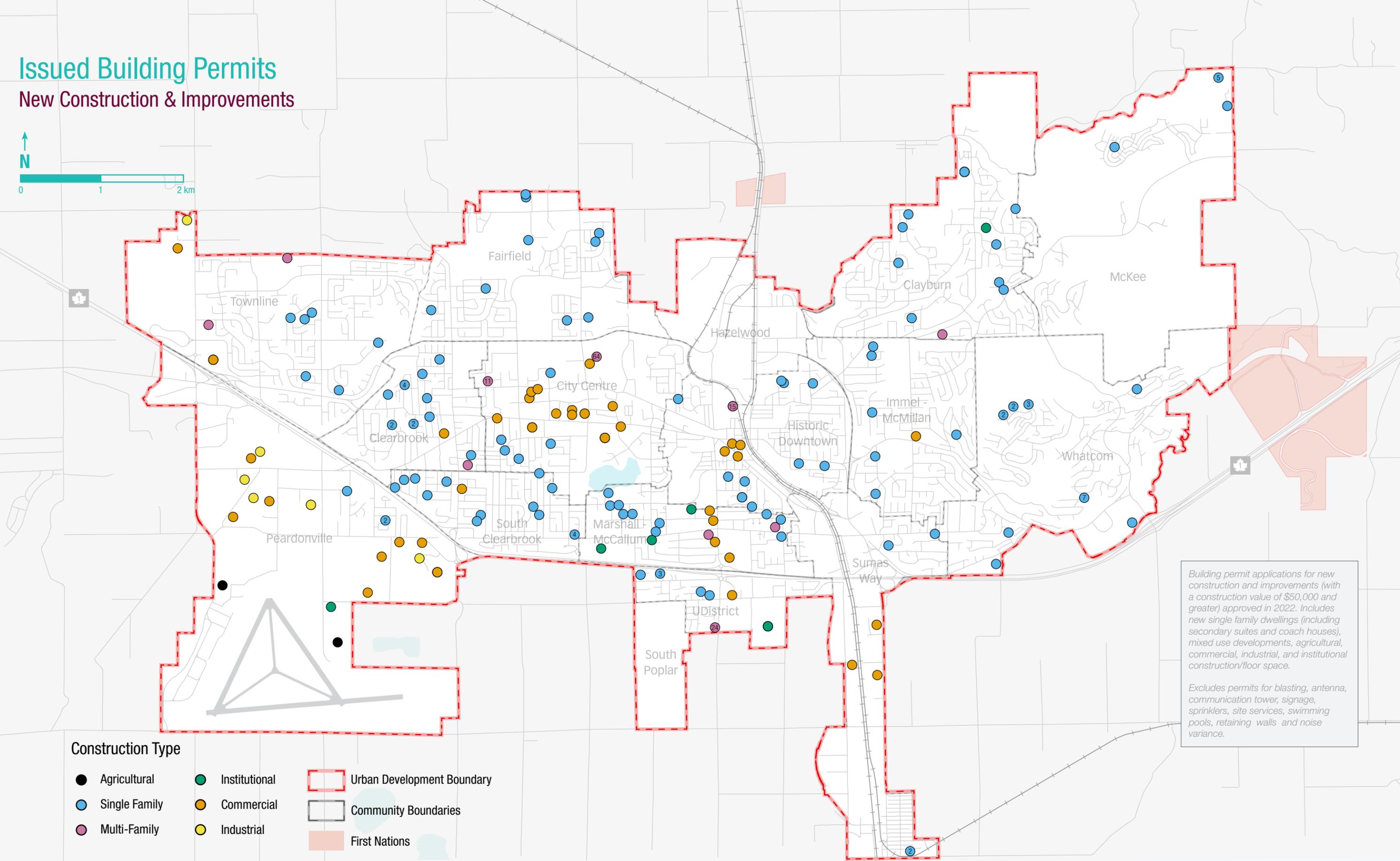


Construction Type

- 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 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.



2022 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).



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

Patio Policy

Q1 2022
Staff began a process to update the City's Patio Policy. The updated 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 2022
Staff presented the Stage 2 Concept Report to Council on February 7, 2022, which included a review of technical studies and community engagement, along with an overview of the Concept. Council received the Stage 2 Concept Report and directed staff to proceed with Stage 3 of the planning process.

Q1



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.

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.

MAY

Patio Policy

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

JUN

McKee Neighbourhood Plan

FEBRUARY - MAY 2022
During Stage 3, staff focused on creating a draft plan, complete with land use regulation, policies, development permit guidelines as well as infrastructure policy and direction. The infrastructure component of the draft plan reviewed the findings from previous modelling work, and proposed servicing plans to facilitate future development. Traffic Impact Assessment results identified the road upgrades required to accommodate the projected growth within the plan area. 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.

Zoning Bylaw Update

APRIL - JUNE 2022
Staff prepared a bylaw and included a transition strategy to allow all active applications to move forward under the existing Zoning Bylaw regulations. In late April, Council gave the bylaw 1st and 2nd readings and a public hearing was held in May. On June 27, 2022, the bylaw was adopted by Council.

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.

Q2

For updated information on our planning initiatives, please visit:

abbotsford.ca/business-development/community-planning



City of Abbotsford
32315 South Fraser Way
Abbotsford, BC V2T 1W7
604-853-2281
www.abbotsford.ca