



2019

MID-YEAR REPORT

Planning & Development Services



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Cover image of approved mixed-use development on Gladwin Street at Landeau.
 Image by: David Tyrell Architecture
 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 Gladwin & Landeau, 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) 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



2019 Halfway Highlights



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



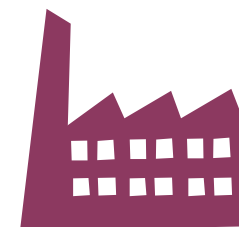
58 new residential lots approved and building permits issued for 195 single family units.



48 townhouse units approved and building permits issued for 42 units.



551 apartment units approved and building permits issued for 492 units.



Development permits issued for 31,171 m² (335,500 ft²) of industrial floor space.



Total Building Permit Value \$228 million

The 2019 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

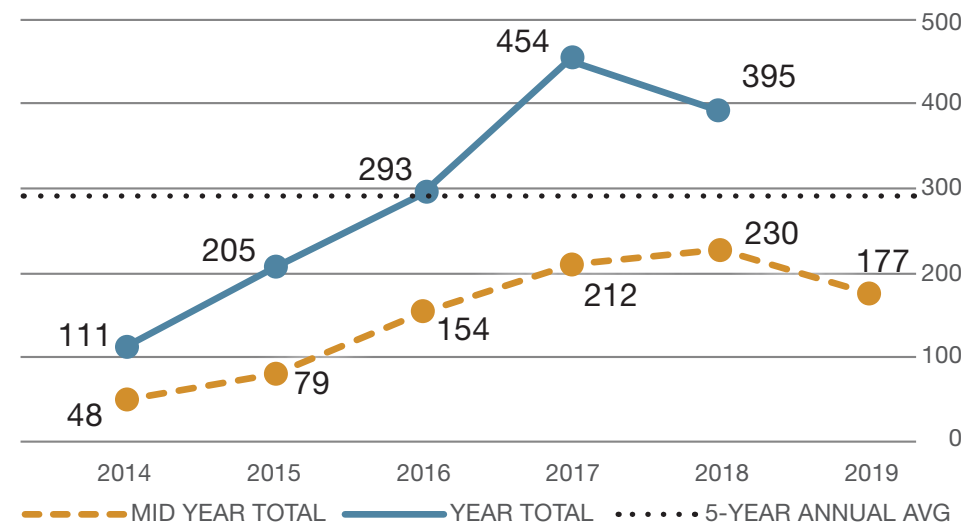


Inquiry, Submission & Review

Development Inquiry Meetings

For the first two quarters of 2019 staff coordinated 177 Development Inquiry Meetings (DIM) a decrease of 23% compared to the same period in 2018 (230).

Total Number of DIMs

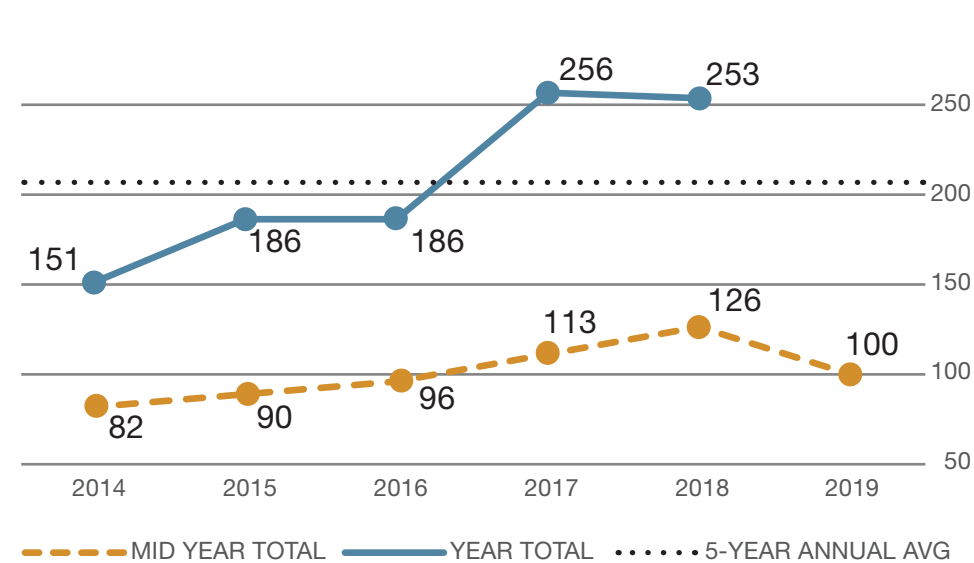


DIM's are intended to provide preliminary comments to land owners and developers considering development in respect to the Official Community Plan, Development Permit Areas/Guidelines, zoning, and anticipated off-site upgrades.

Land Development Applications Received

The total number of land development applications received in the first half of 2019 (100) decreased 21% compared to the same period in 2018 (126).

Total Land Applications Received

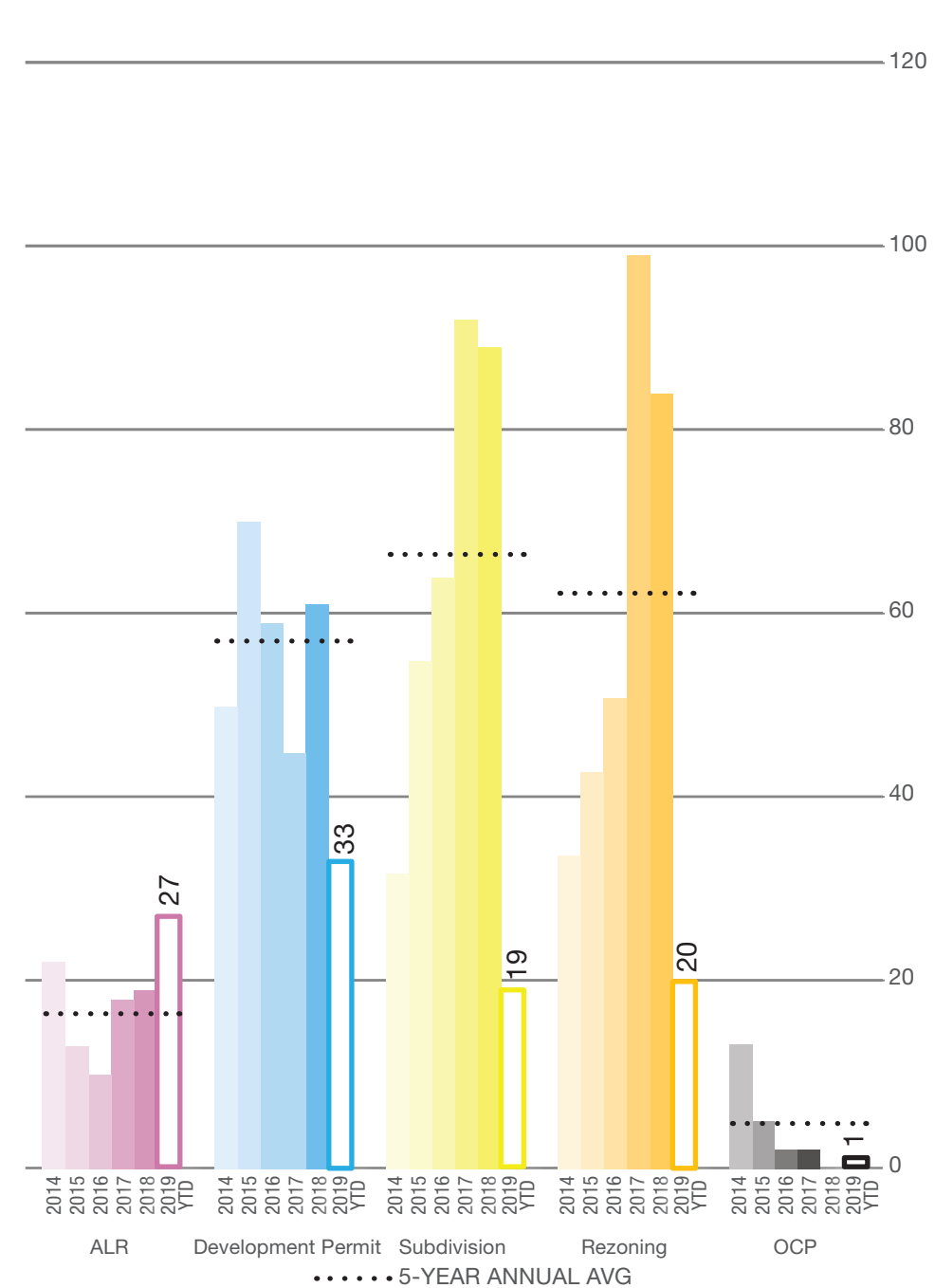


Land Development Applications Received



Development Permits (33), and Agricultural Land Reserve applications (27) received increased compared to the same period in 2018. Rezoning (20) Subdivision (19) applications received in the first half of 2019 decreased compared to 2018. The first Official Community Plan amendment application since 2017 was received in the first half of 2019.

Number of Applications Received



The number of Subdivision and Rezoning applications are anticipated to increase through the fall and into 2020 to meet previous levels of activity due to council adopting new Infill policy and regulations.

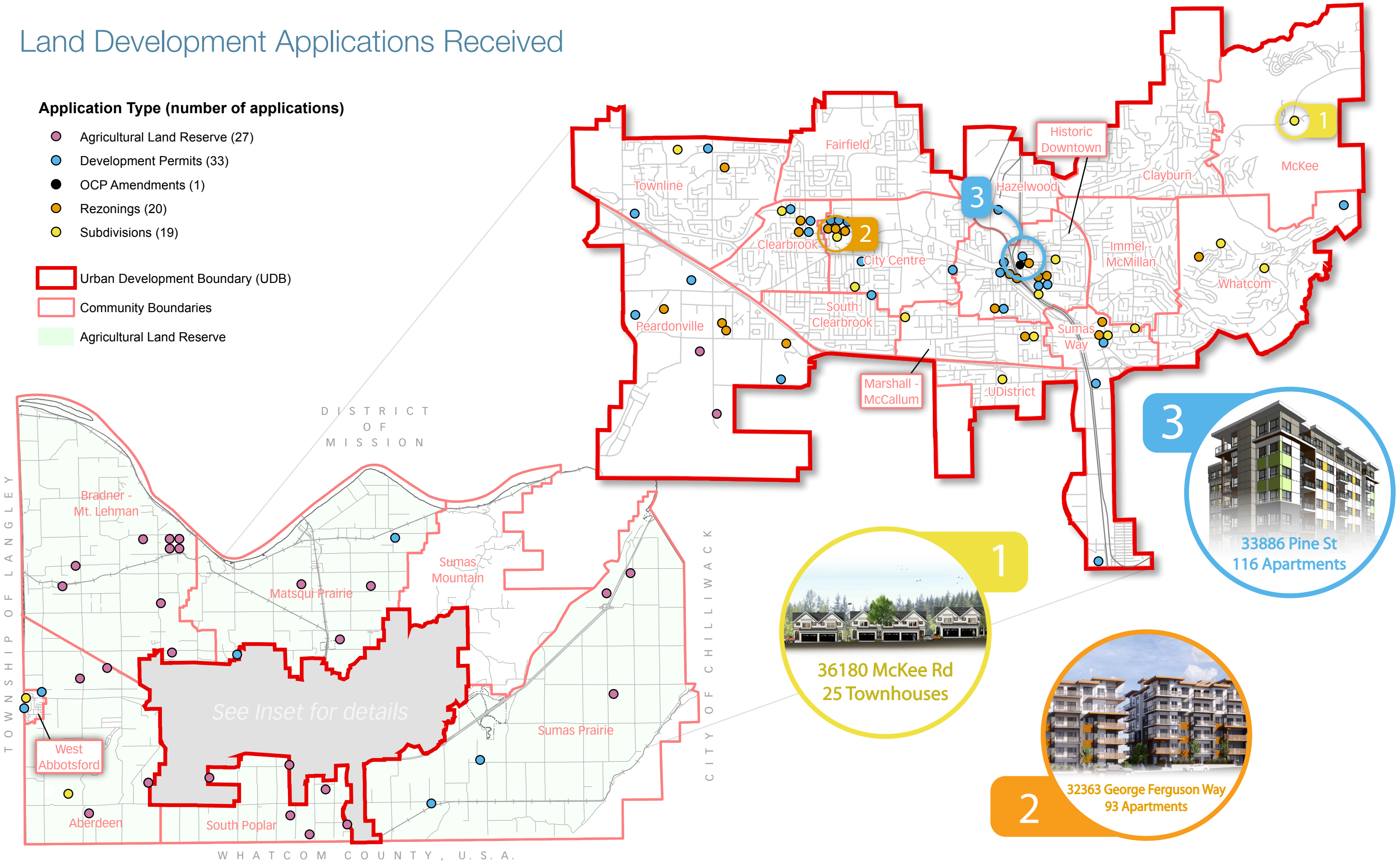
Agricultural Land Reserve applications received continues an upward trend in the first half 2019, due mainly to new provincial regulations.

Land Development Applications Received

Application Type (number of applications)

- Agricultural Land Reserve (27)
- Development Permits (33)
- OCP Amendments (1)
- Rezoning (20)
- Subdivisions (19)

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



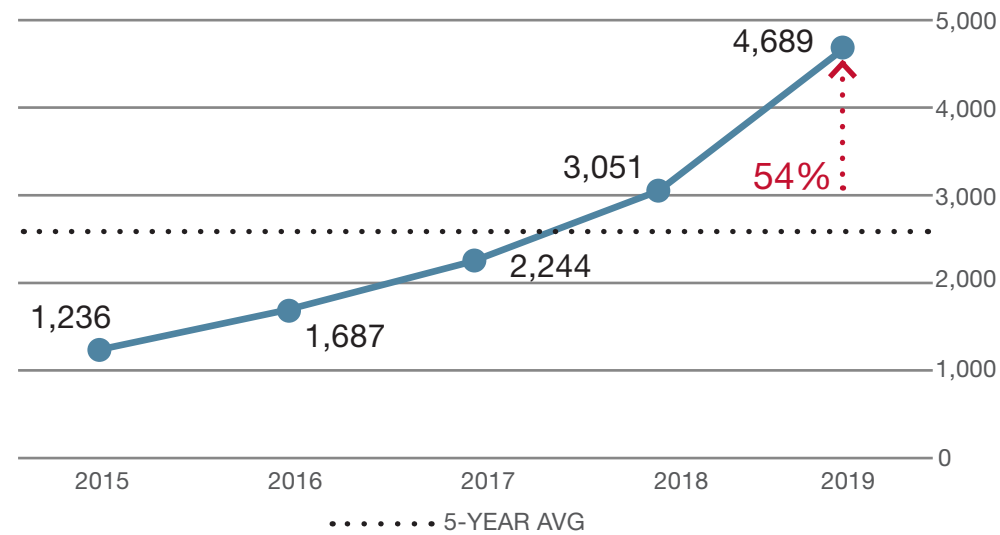


In-Stream Residential Applications

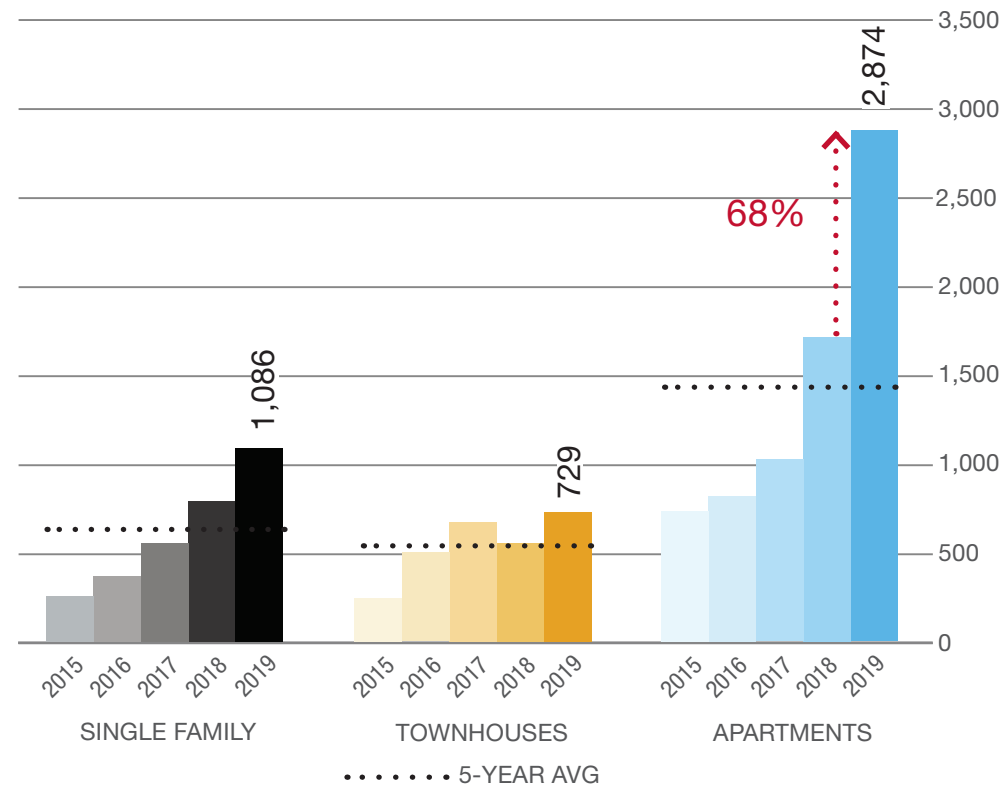
Single Family (lots), Townhouse & Apartment (Units)

The total number of lots/units in-stream in first half of 2019 (4,689) increased by 54% from the same period in 2018 (3,051). The number of apartment units in-stream increased 68% compared to the same period in 2018 and set a record high.

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



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



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

The total number of each unit type in-stream reached their record levels.

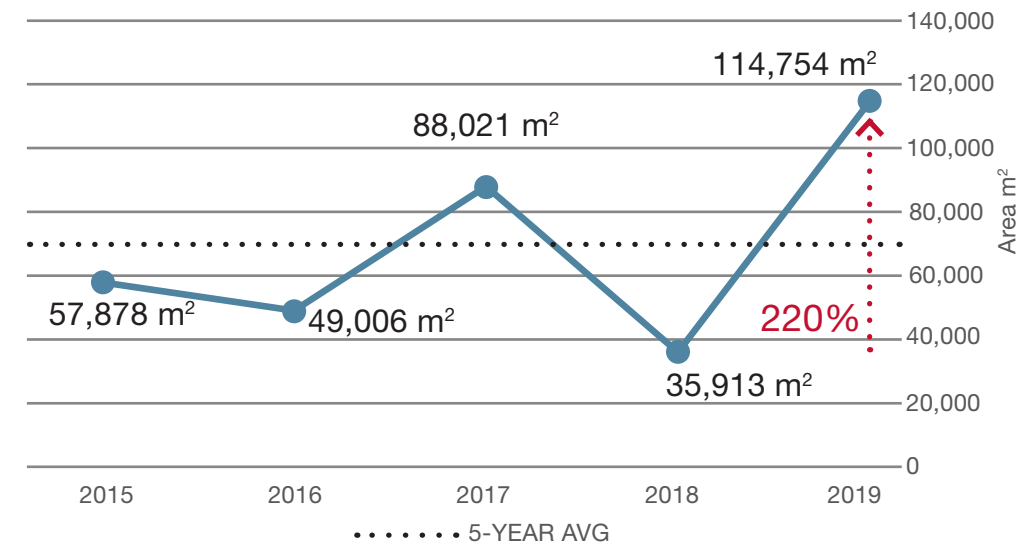


In-Stream ICI Applications

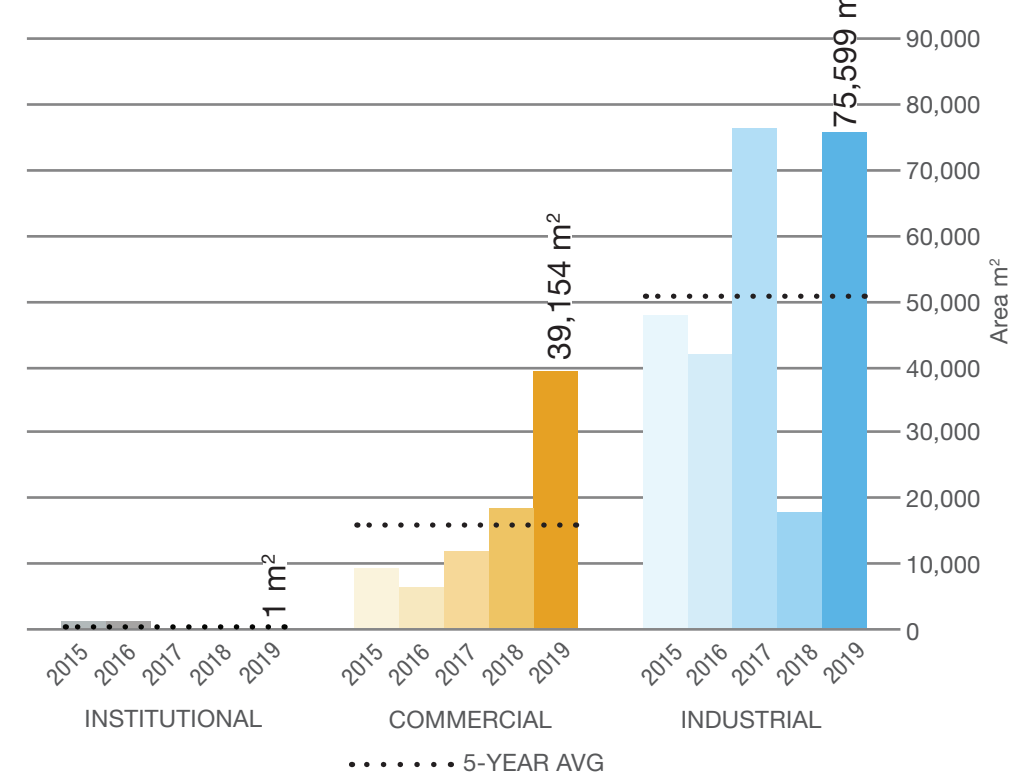
Institutional, Commercial, & Industrial Floor Space

The total number of new ICI (Industrial, Commercial, and Institutional) floor area in-stream in the first half of 2019 (114,754 m²) increased 220% compared to the same period in 2018 (35,913m²), exceeding the high set in 2017.

Total Floor Space In-Stream (Mid-Year)



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



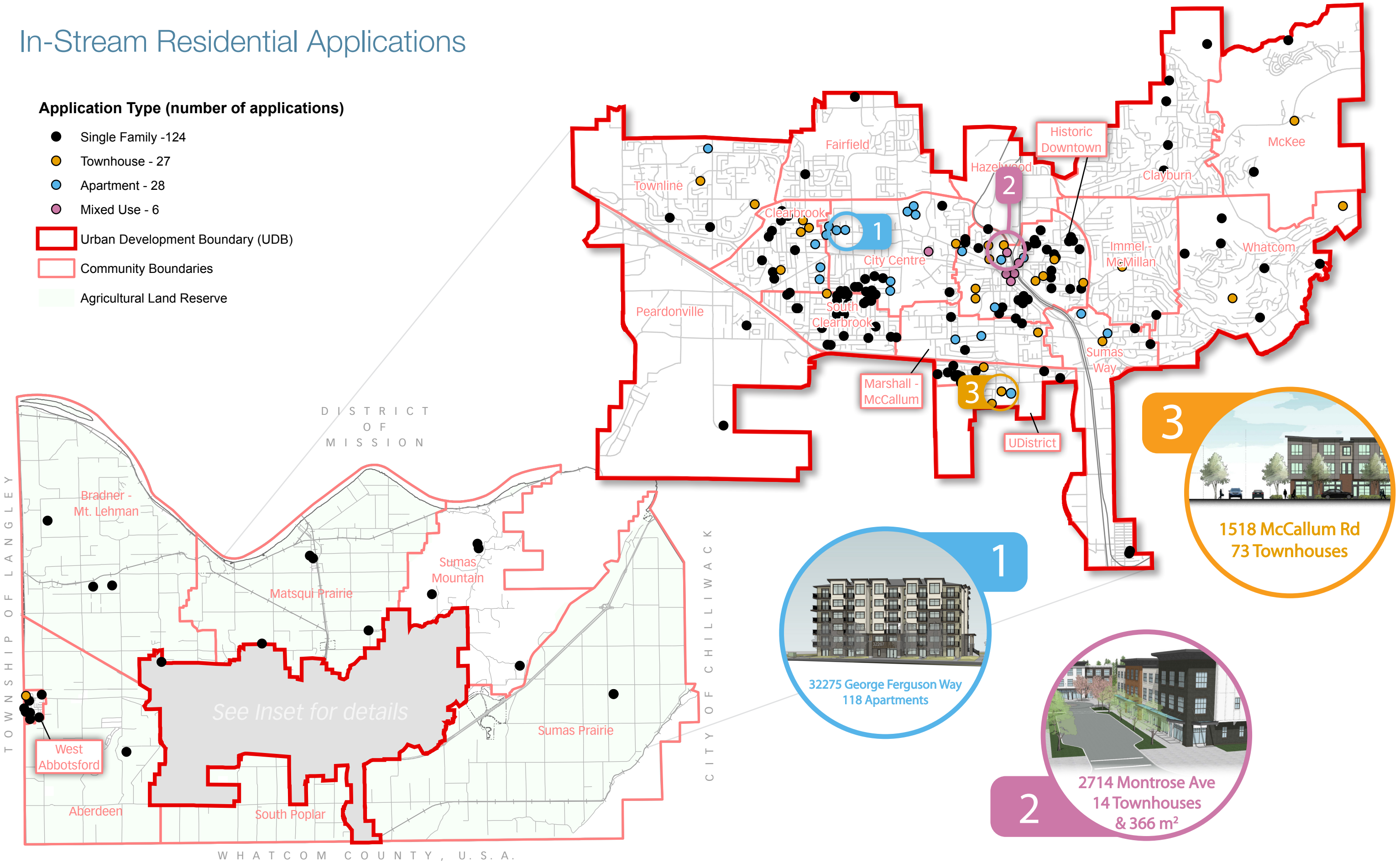
Total in-stream ICI floor area increased due to a rebound of in-stream Industrial floor area.

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

In-Stream Residential Applications

Application Type (number of applications)

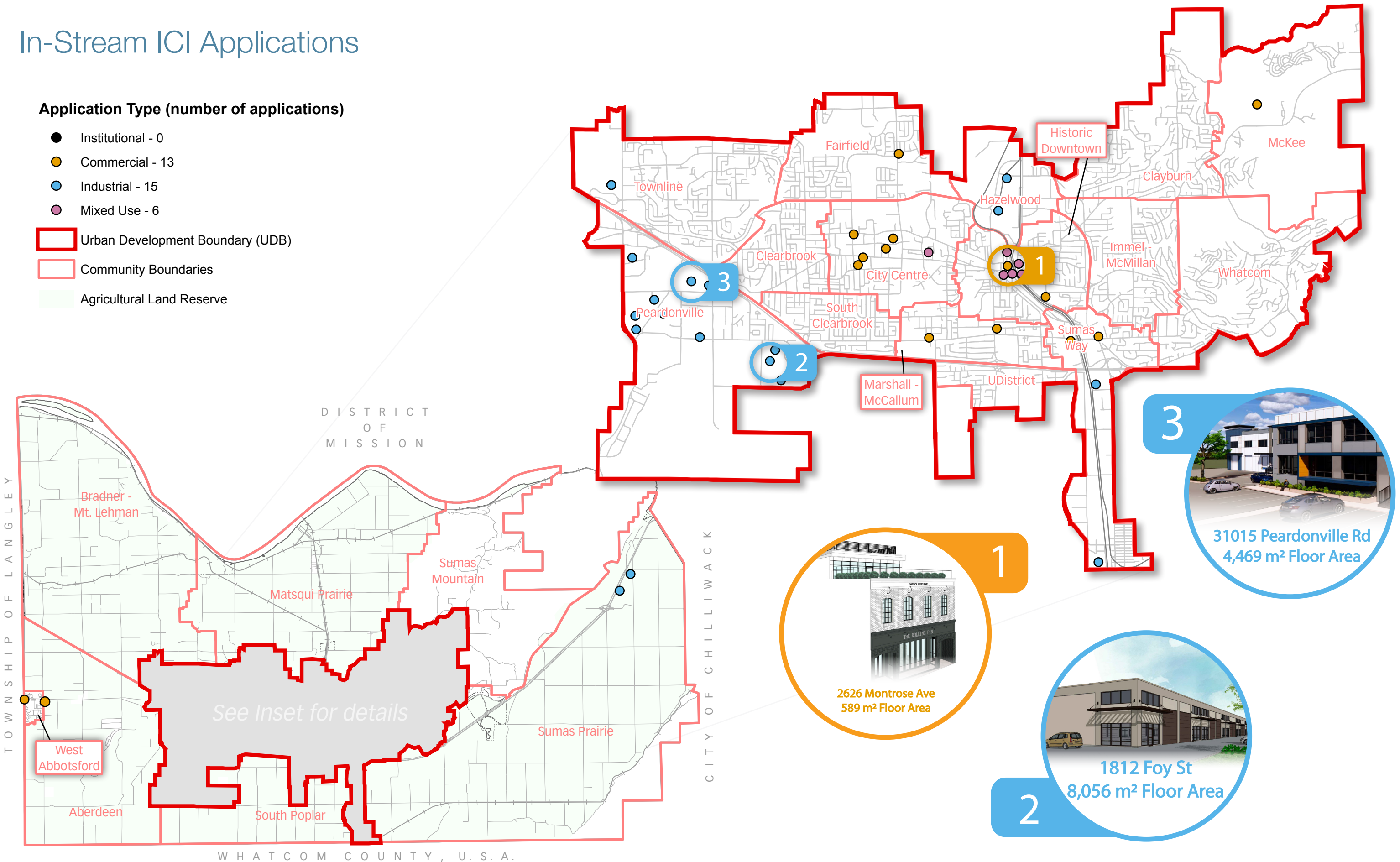
- Single Family - 124
 - Townhouse - 27
 - Apartment - 28
 - Mixed Use - 6
- Urban Development Boundary (UDB)
 Community Boundaries
 Agricultural Land Reserve



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



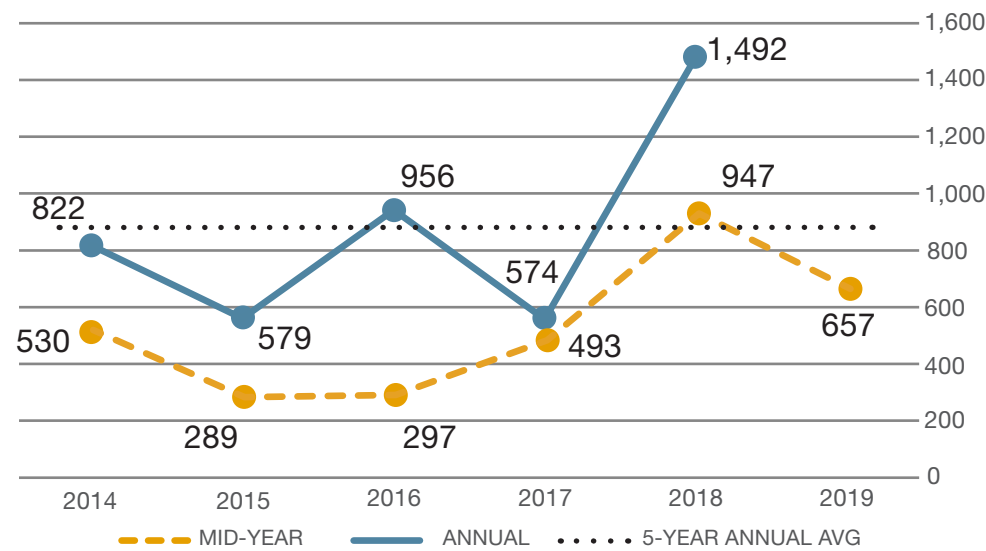


Approval & Issuance

Number of Residential Lots/Units Approved

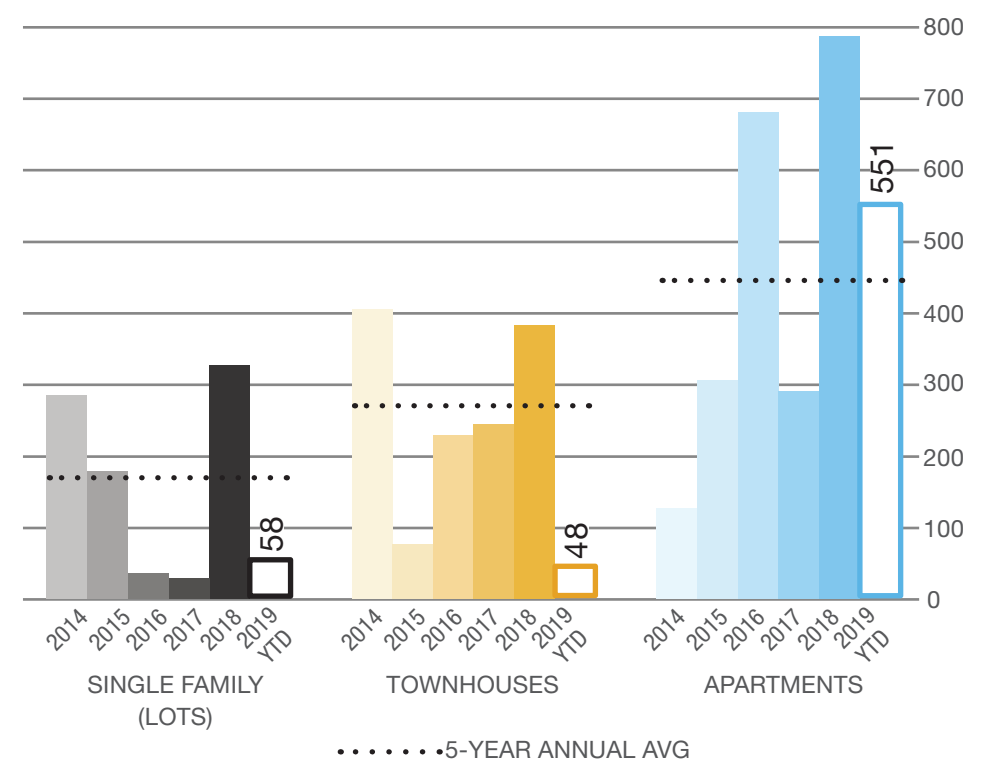
The total number of units approved in the first half of 2019 (684) was lower than the same period in 2018 (947), but remains above the previous 4 years (2014-2017).

Total Lots/Units Approved



Approved residential development applications is on pace to exceed the 5 year average (885). Multifamily units continue to make up the majority of approvals at 87%.

Lots/Units Approved by Type

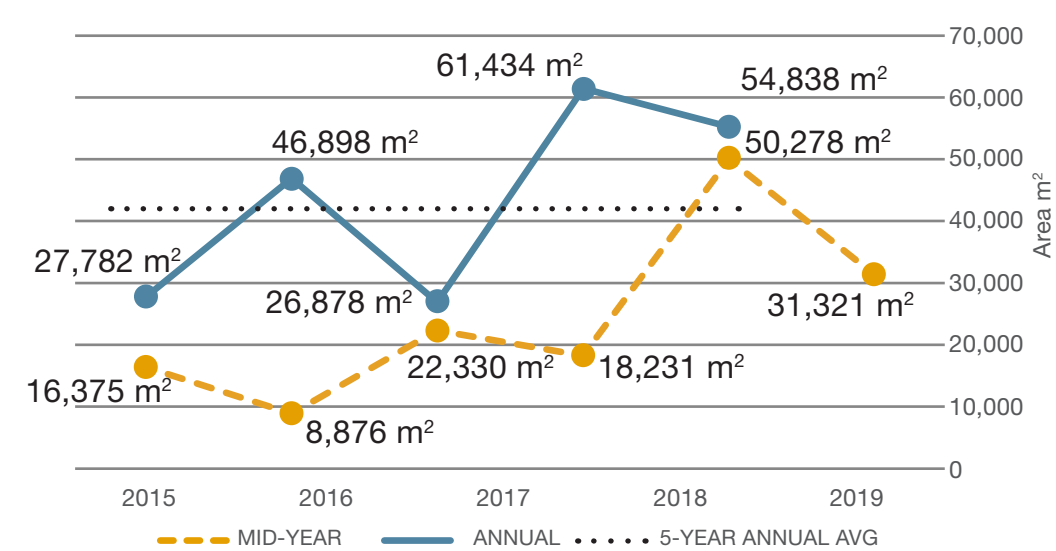


Approval & Issuance

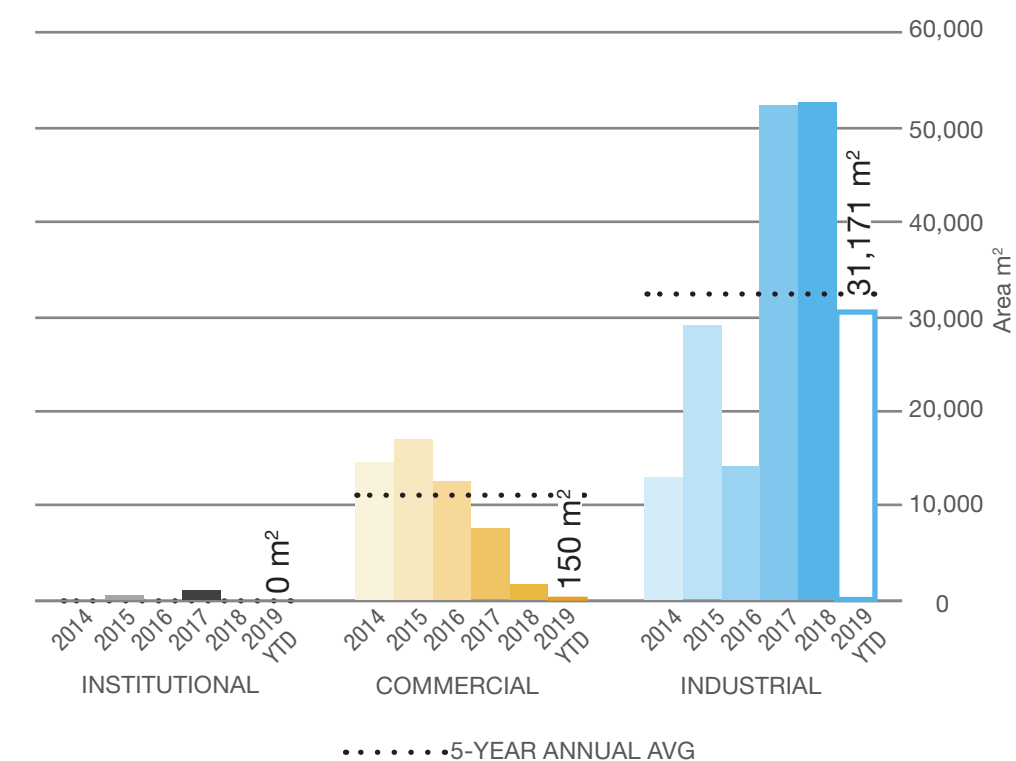
New ICI Floor Area Approved

The total number of new ICI (Industrial, Commercial, and Institutional) floor area approved in the first half of 2019 (31,321 m²) decreased from the record set in 2018 but remains above the previous 4 years (2014-2017).

Total Floor Area Approved



Floor Area Approved by Type



31,171 m² of Industrial floor area was approved in the first half of 2019, near the 5 year average.

Approved Residential Applications

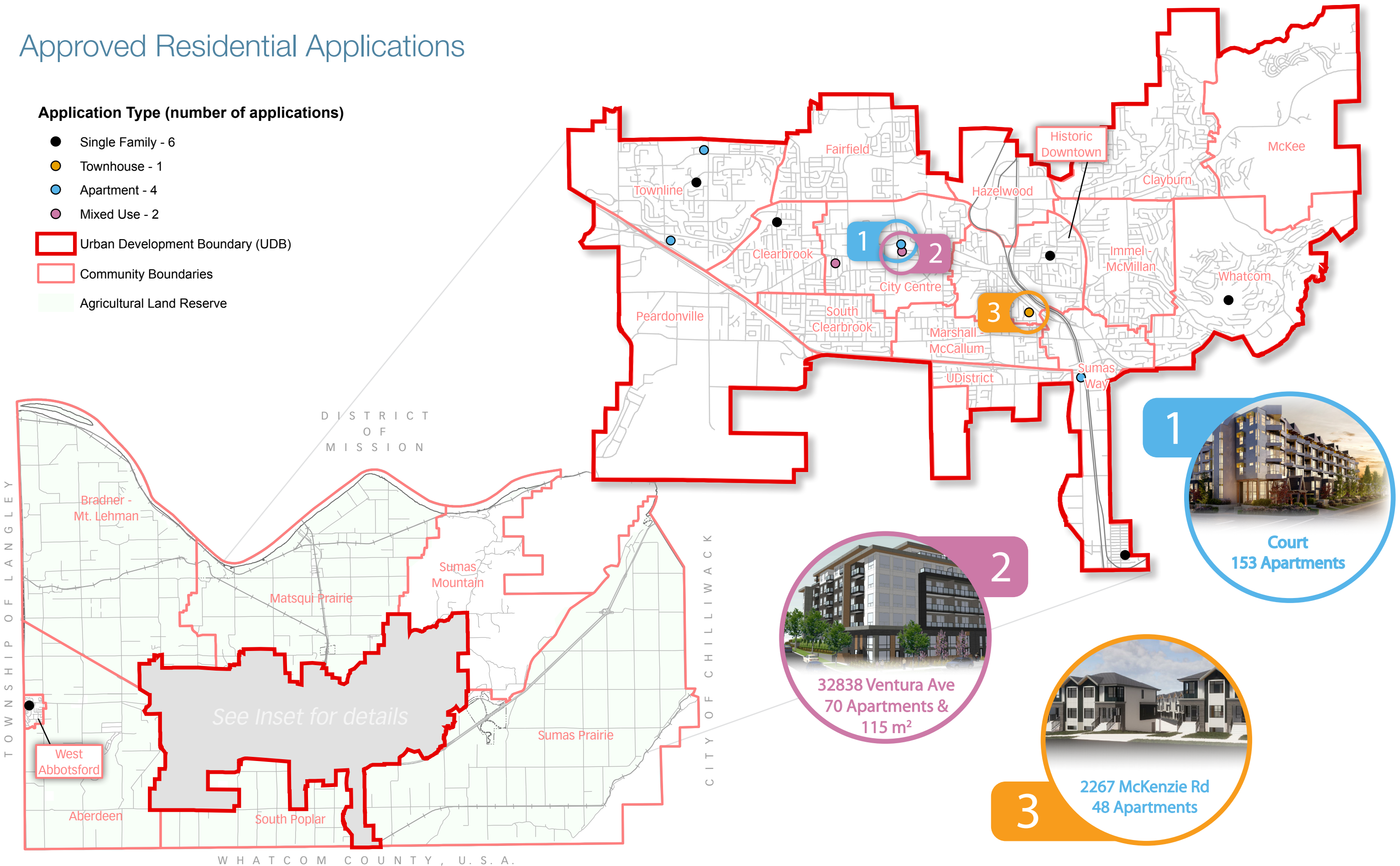
Application Type (number of applications)

- Single Family - 6
- Townhouse - 1
- Apartment - 4
- Mixed Use - 2

Urban Development Boundary (UDB)

Community Boundaries

Agricultural Land Reserve



Approved ICI Applications

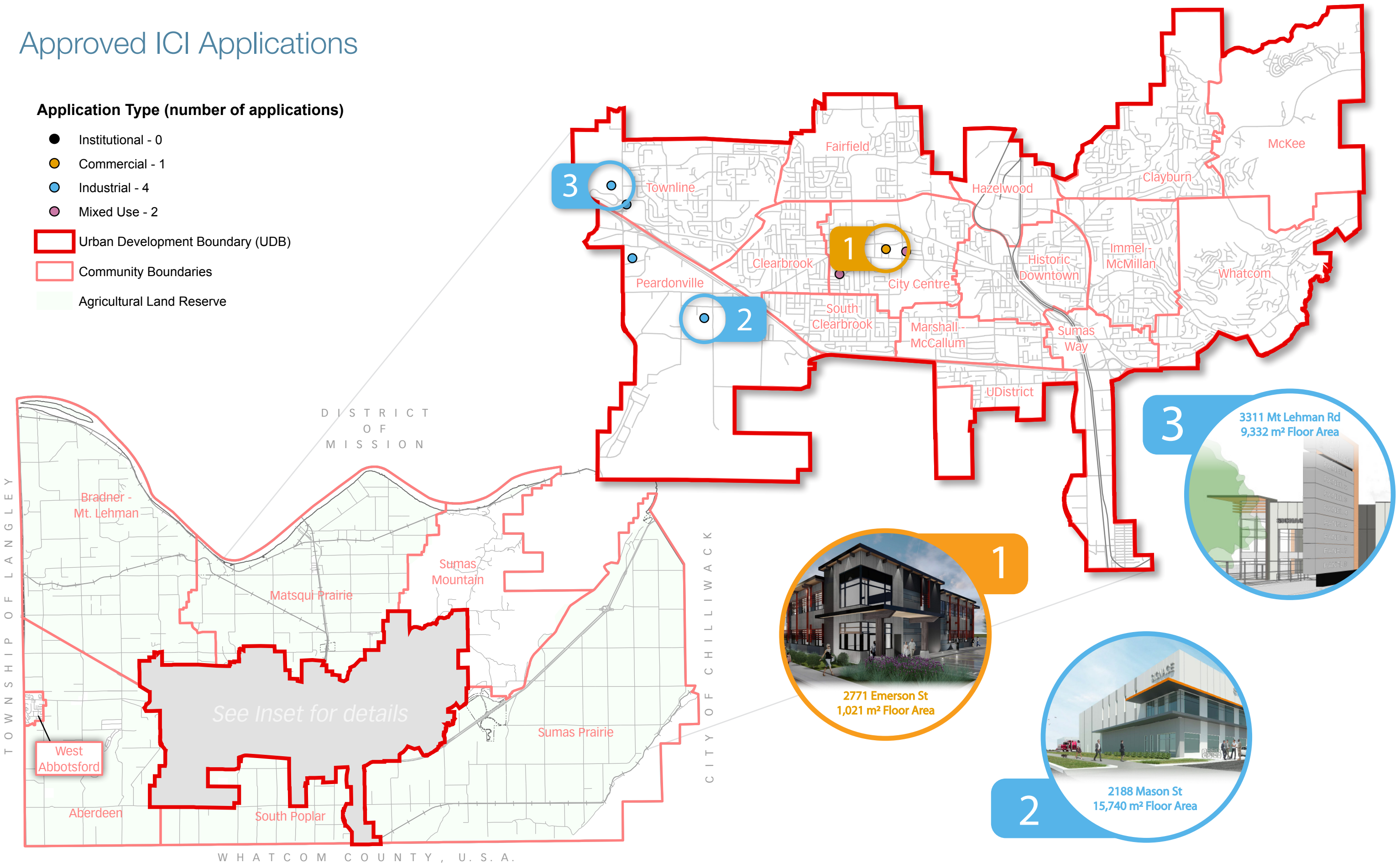
Application Type (number of applications)

- Institutional - 0
- Commercial - 1
- Industrial - 4
- Mixed Use - 2

Urban Development Boundary (UDB)

Community Boundaries

Agricultural Land Reserve



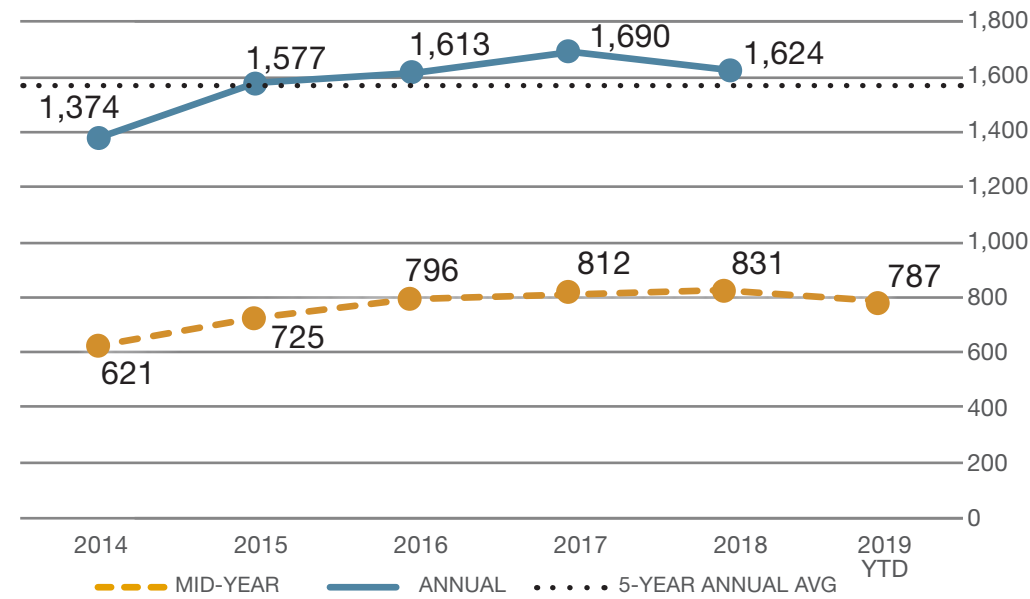


Construction

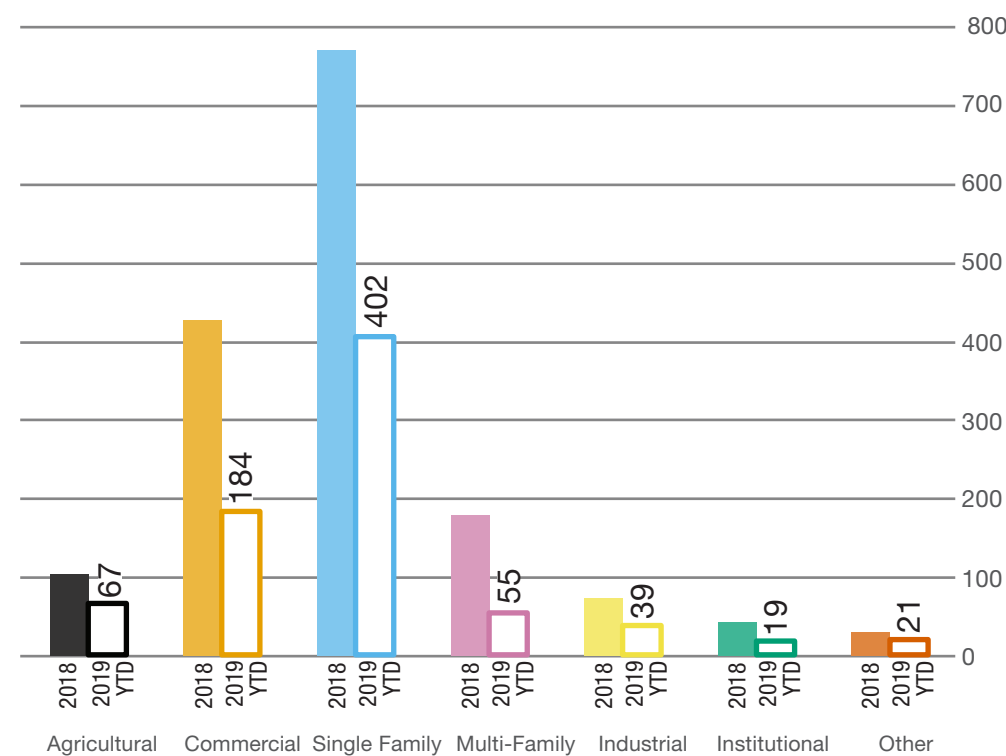
Building Permits (Number)

The number of building permits received in the first half of the year has continued a stable trend since 2016.

Total Building Permits



Total Number of Building Permits by Type

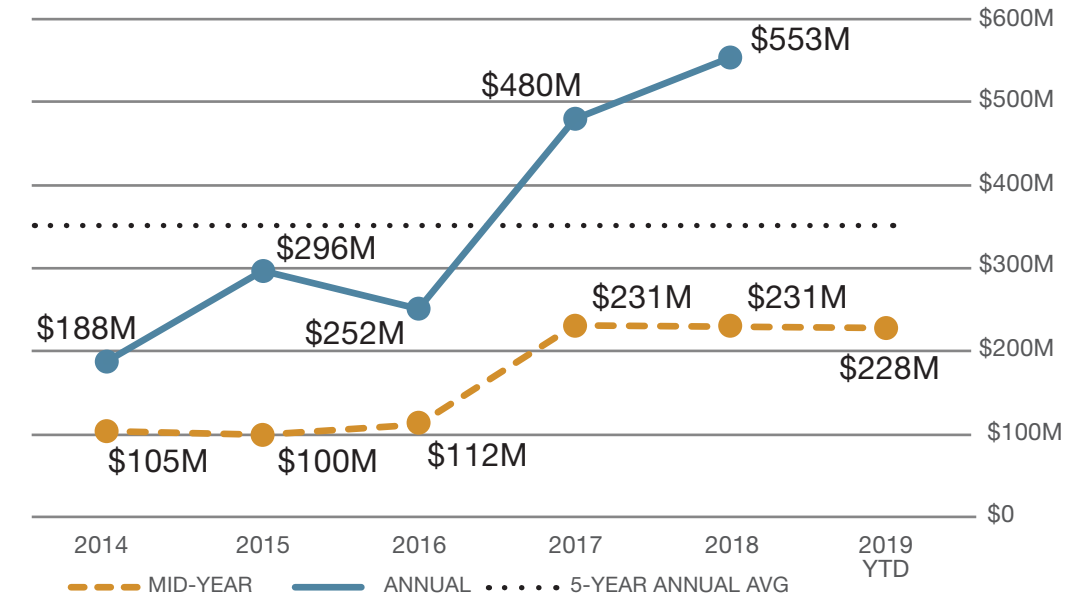


The number of commercial, institutional and multifamily building permits remained relatively stable for the first half of 2019 compared to the same period in 2018.

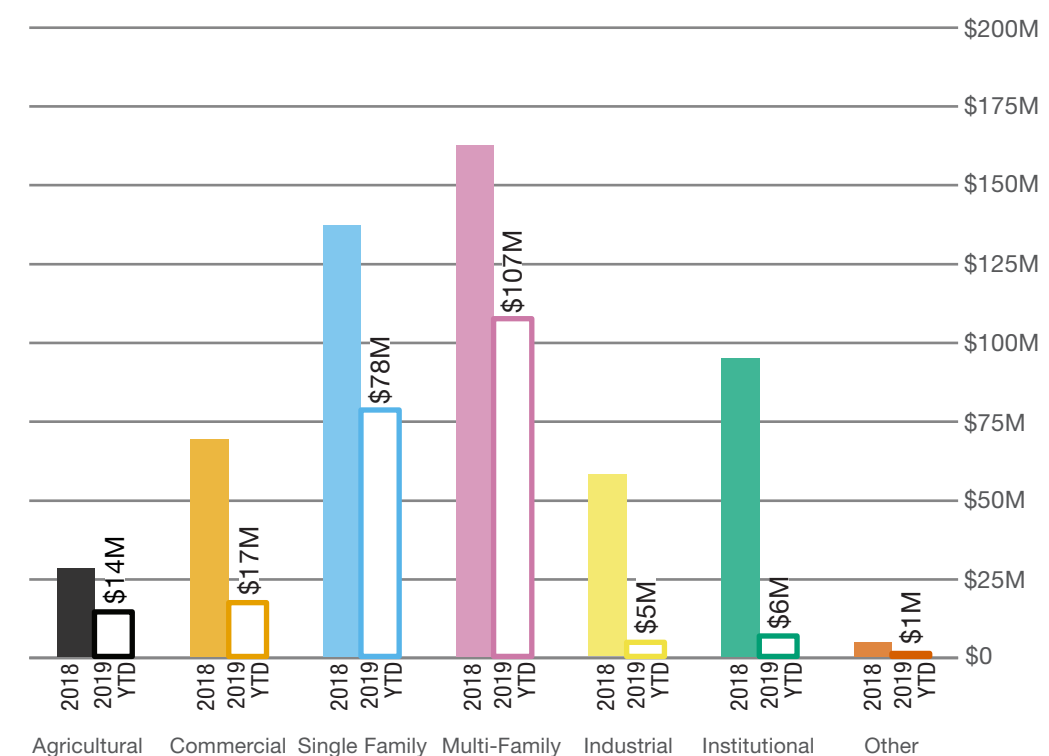
Building Permits (Value)

The value of building permits for the first half of 2019 has followed the same pattern as 2017 and 2018, on pace for another strong year. 2019 is set to be the second year on record that the building permits total construction value exceeds \$500 million.

Total Value of Building Permits



Total Construction Value of Building Permits by Type



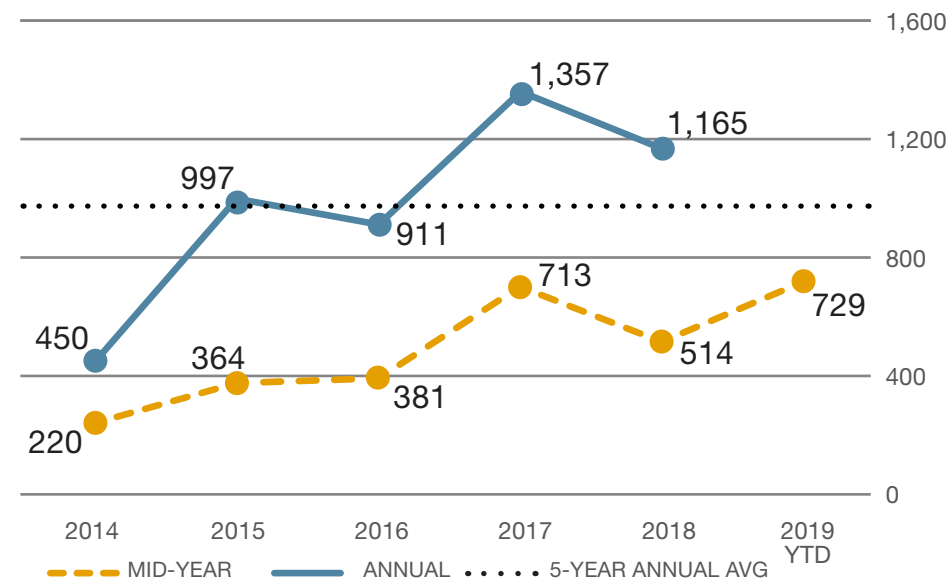
The value of both single and multi-family building permits have increased by 33% for the first half of 2019 compared to the same period in 2018 (a combined \$52M).



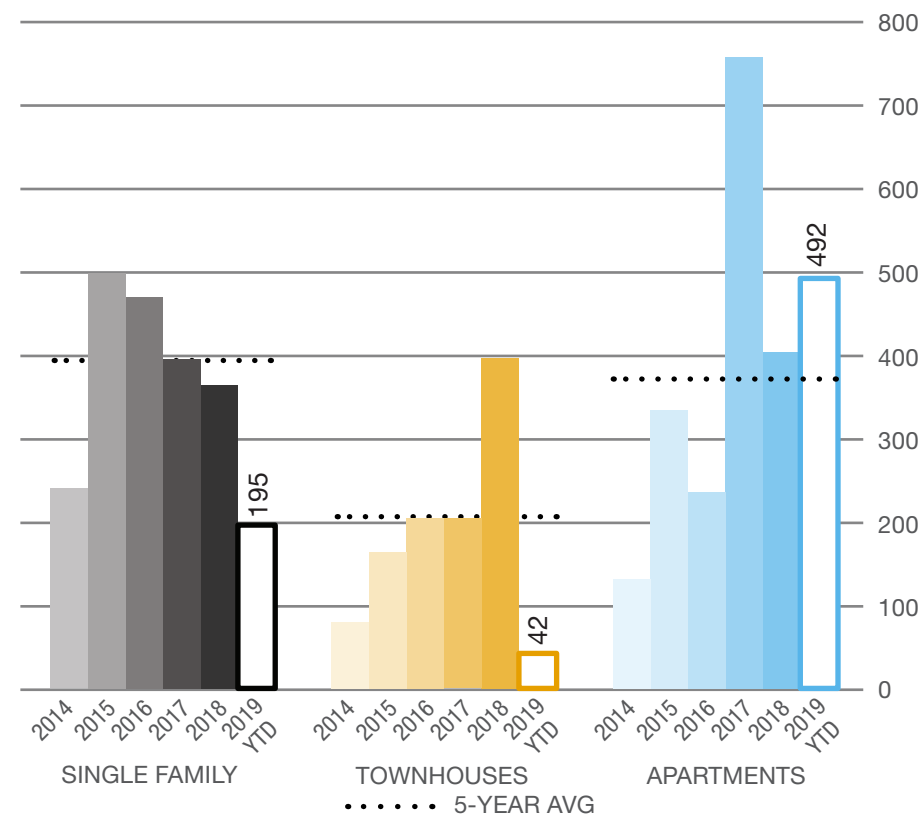
Construction

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

Total Number of New Units



New Units by Type



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.

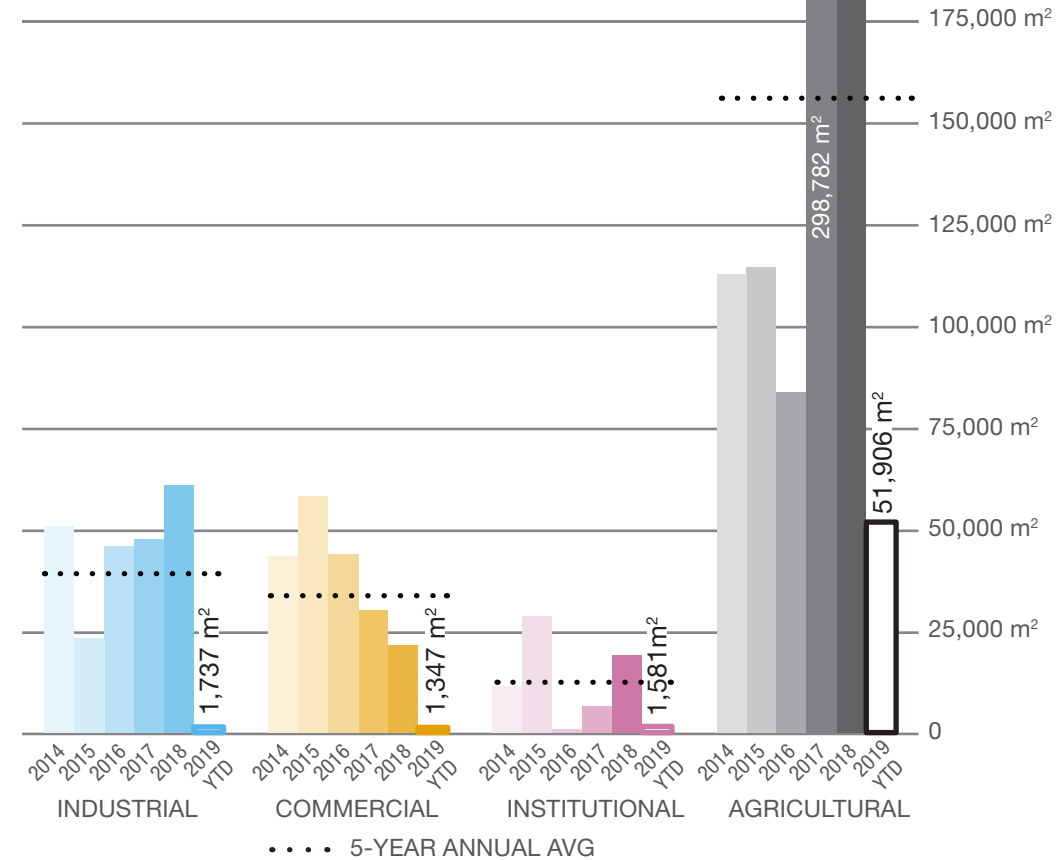
2019 is on pace to set a new record for issued building permits for apartment units, exceeding the record set in 2017. Single family and townhouses should be near the 5 year average.



Construction

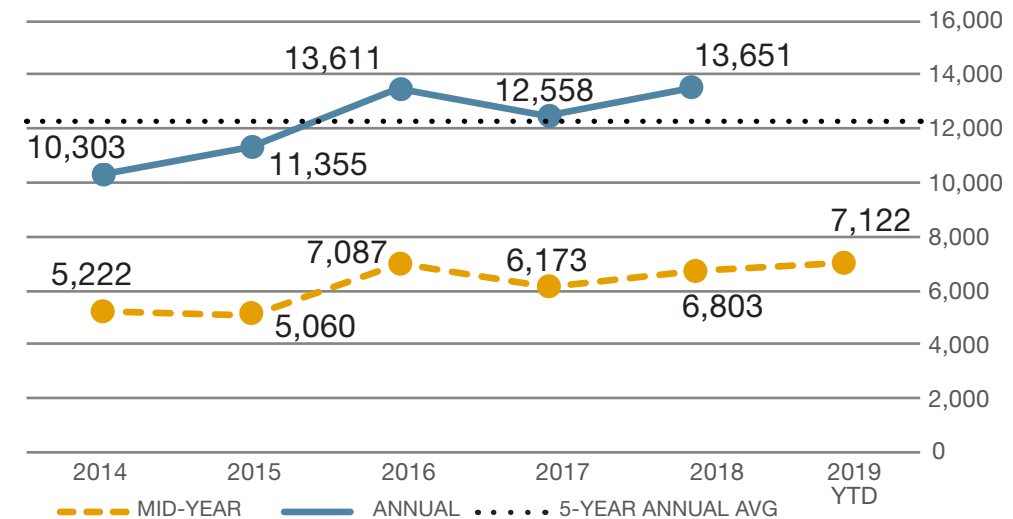
Institutional, Commercial, Industrial & Agricultural Floor Area (New Construction & Improvements)

New Floor Area by Type



Building Inspections

Total Number of Building Inspections



Agricultural floor area accounted for over 90% of new non-residential construction and improvements, and continued a strong trend from the previous 5 years.

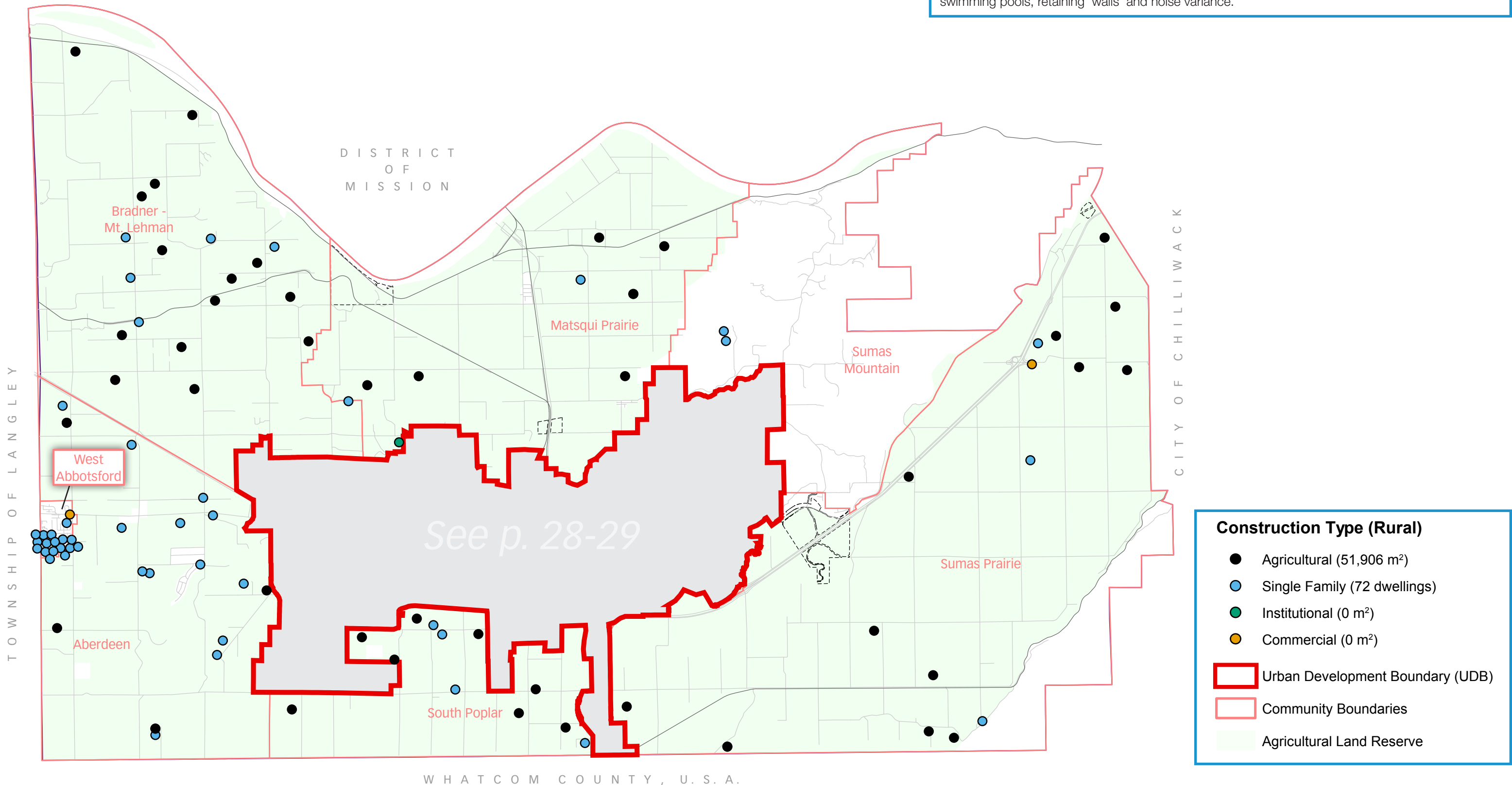
The number of building inspections for 2019 is at the highest mid-year level on record.

Issued Building Permits

New Construction & Improvements Q1-Q2 2019

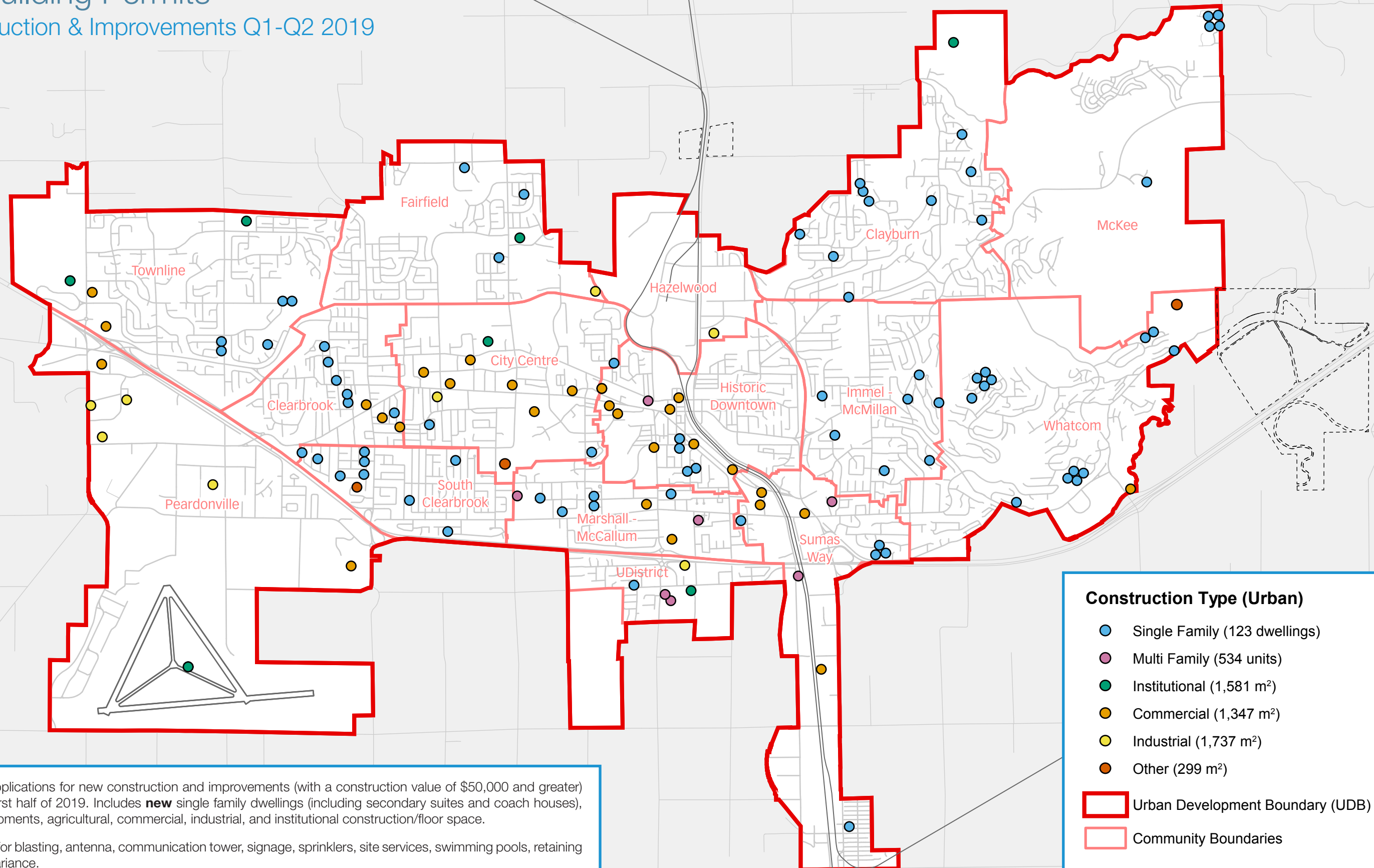
Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in the first half of 2019. Includes **new** single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, 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 Q1-Q2 2019



Construction Type (Urban)

- Single Family (123 dwellings)
- Multi Family (534 units)
- Institutional (1,581 m²)
- Commercial (1,347 m²)
- Industrial (1,737 m²)
- Other (299 m²)

Urban Development Boundary (UDB)

Community Boundaries

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



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

Q1

JAN	<p>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.</p>	<p>McKee Neighbourhood Plan JANUARY - JUNE, 2019 Stage 1 - Staff continued to work on the background research studies and drafting the stage report.</p>
FEB		
MAR	<p>City Centre Neighbourhood Plan APRIL 15, 2019 The final City Centre Neighbourhood Plan was adopted by Council.</p>	<p>Historic Downtown Neighbourhood Plan APRIL 15, 2019 The final Historic Downtown Neighbourhood Plan was adopted by Council.</p>

Q2

APR	<p>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.</p>	
MAY	<p>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.</p>	<p>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.</p>
JUN		<p>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.</p>



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.



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