



2020

ANNUAL REPORT

Planning & Development Services



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Cover image: Site 1 of 'The Village', an In-Stream Development Permit application for 2753 Yukon Cr
Image by: Iredale 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 four main divisions: Community Planning, Development Planning, Development Engineering 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.

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: abbotsford.ca/business-development



Introduction

The 2020 Planning and Development Services (PDS) Annual Report summarizes how we've progressed over the year. 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.

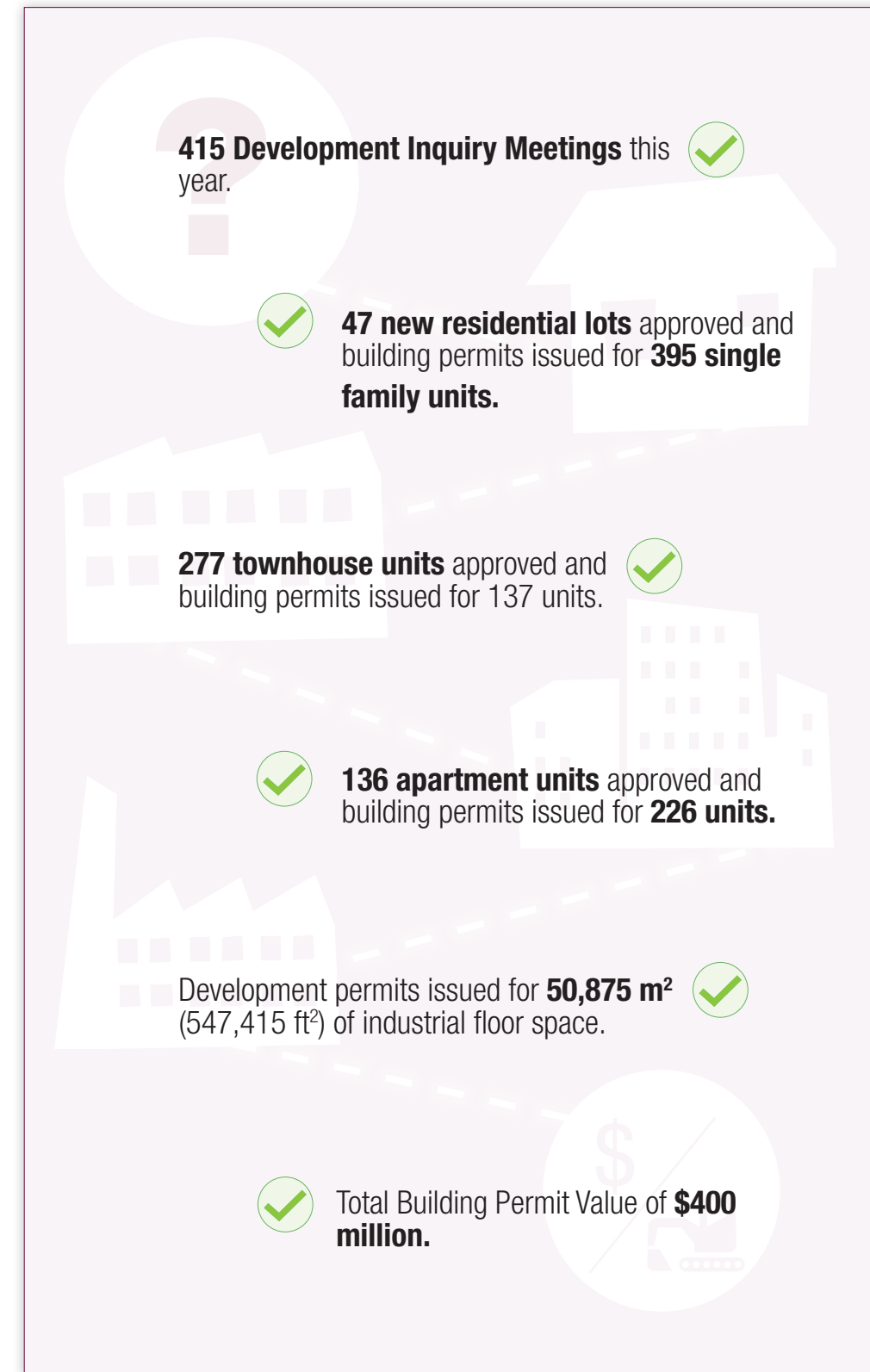
Approval and Issuance

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.

2020 Highlights



The 2020 PDS Annual Report shows where we are today with activity and trends.

PDS reports statistics on department activity twice a year.

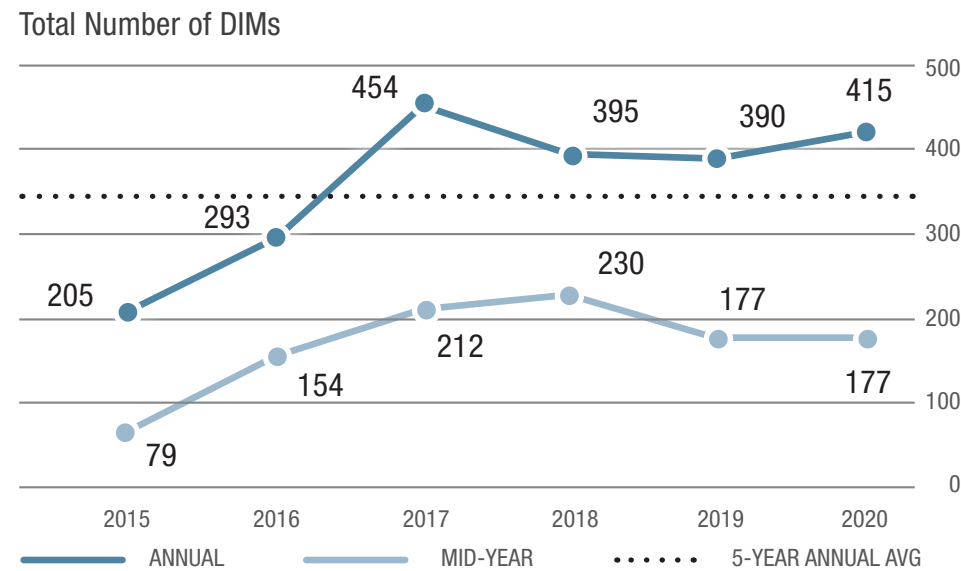
For more information, please visit:

abbotsford.ca/business-development/statistics

Inquiry, Submission & Review

Development Inquiry Meetings

> In total, staff coordinated 415 DIMs through 2020, a slight increase from the previous two years.

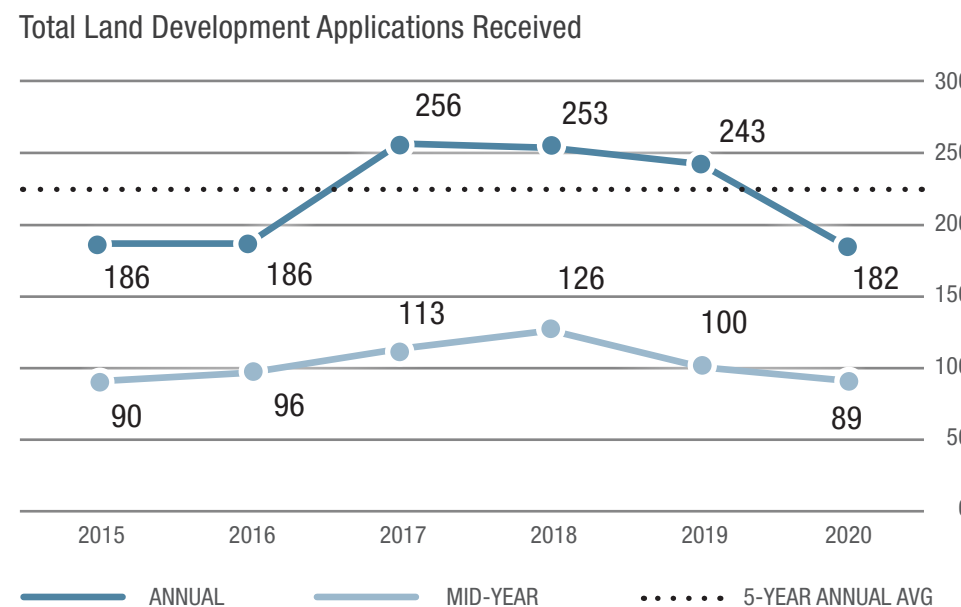


Development Inquiry Meetings (DIMs) are intended to provide preliminary comments to land owners and developers considering development in respect to the Official Community Plan, Development Permit Areas/Guidelines, zoning, and anticipated off-site upgrades.

In alignment with Provincial COVID-19 protocols, over 300 DIMs were coordinated through web conferencing or conference calls in 2020.

Land Development Applications Received

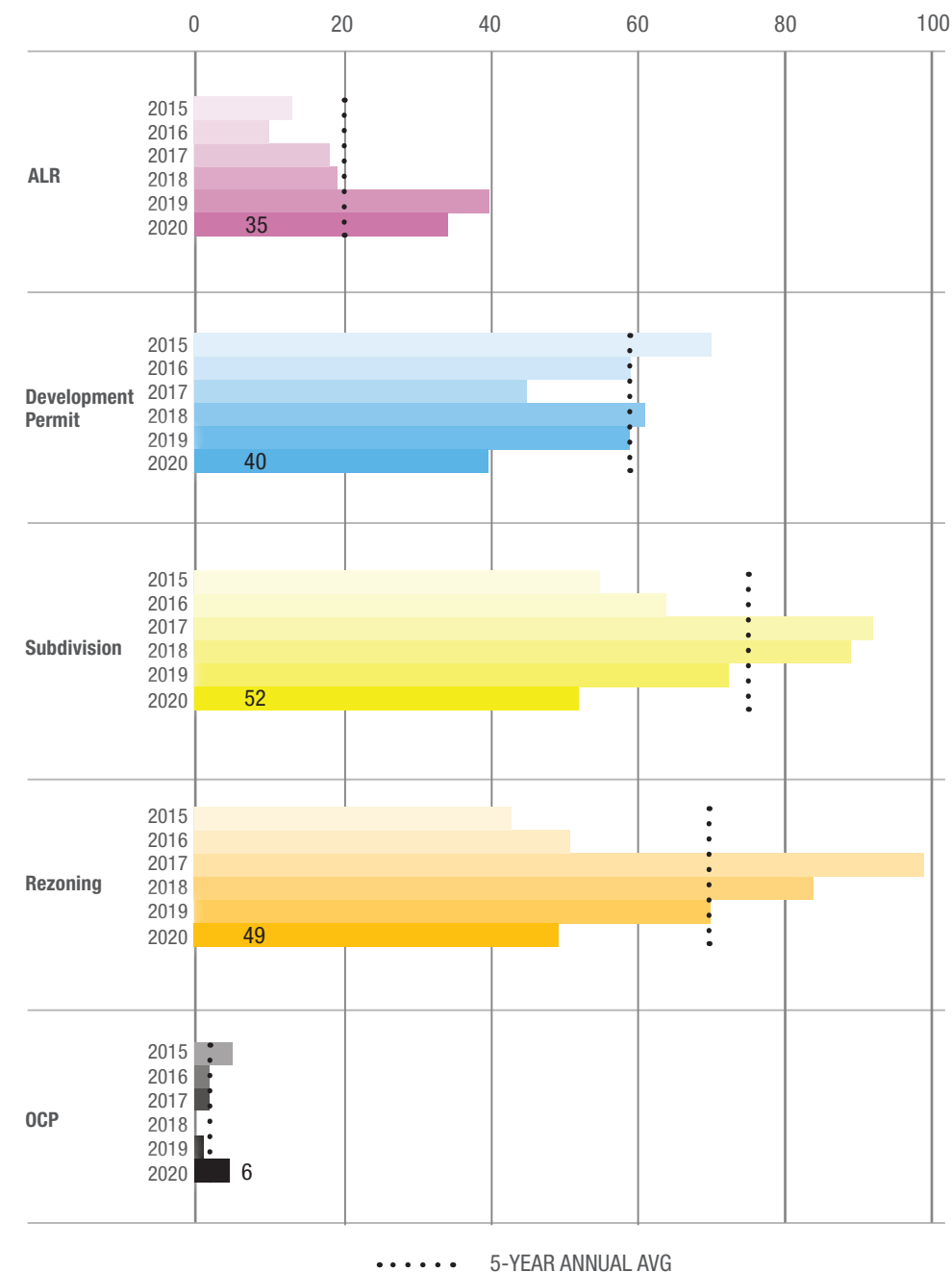
> The total number of land development applications received in 2020 (182) decreased by 25%, falling below the five-year average for the first time since 2016.



Land Development Applications Received (cont'd)

> Rezoning, Subdivision applications and Development Permit applications all declined in 2020 by more than 28% compared to the previous year. Agricultural Land Reserve applications (35) received in 2020 remained well above the five-year average.

Land Development Applications Received by Type



Agricultural Land Reserve applications received in 2020 continue an upward trend attributed to new Provincial regulations.

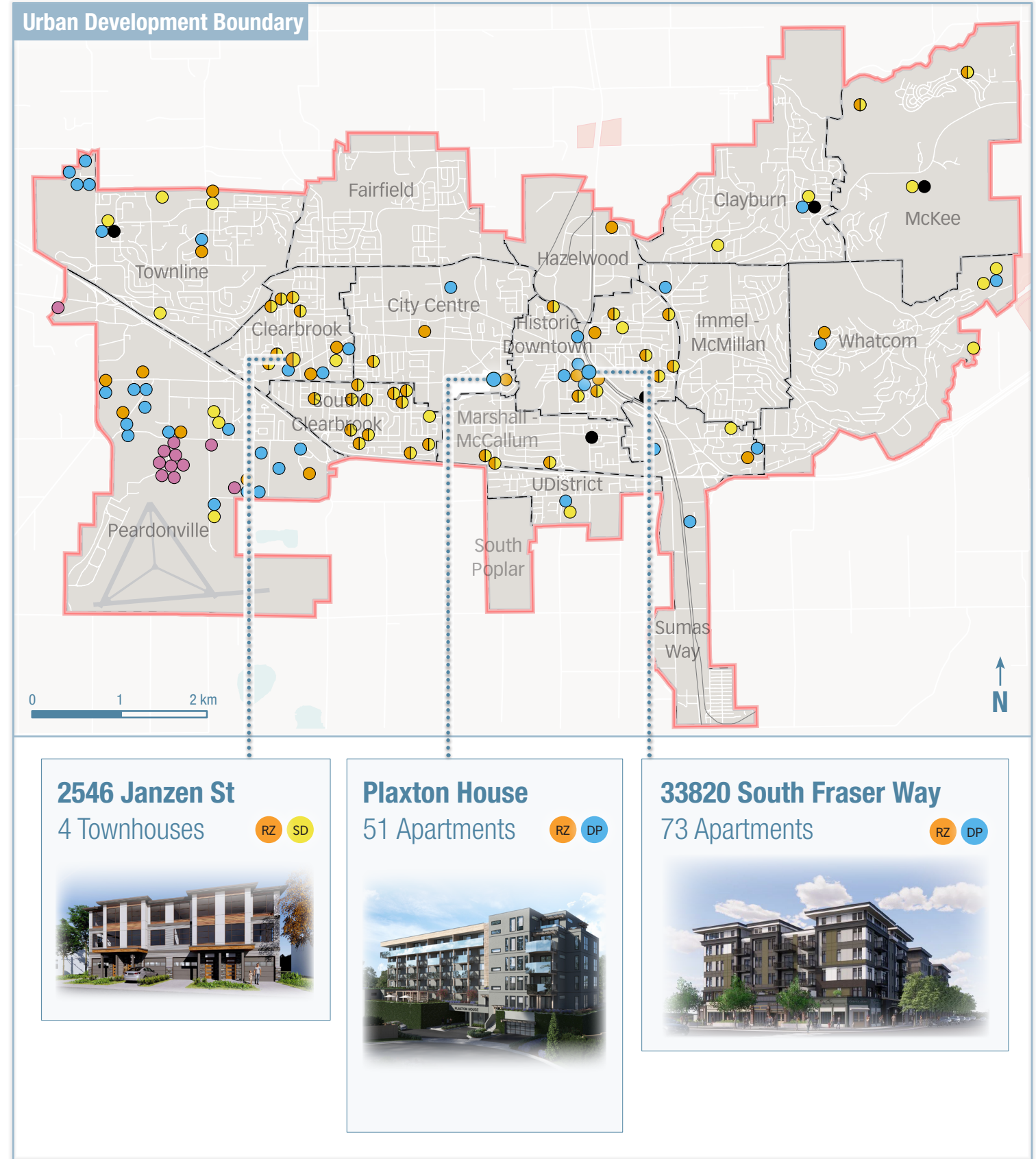
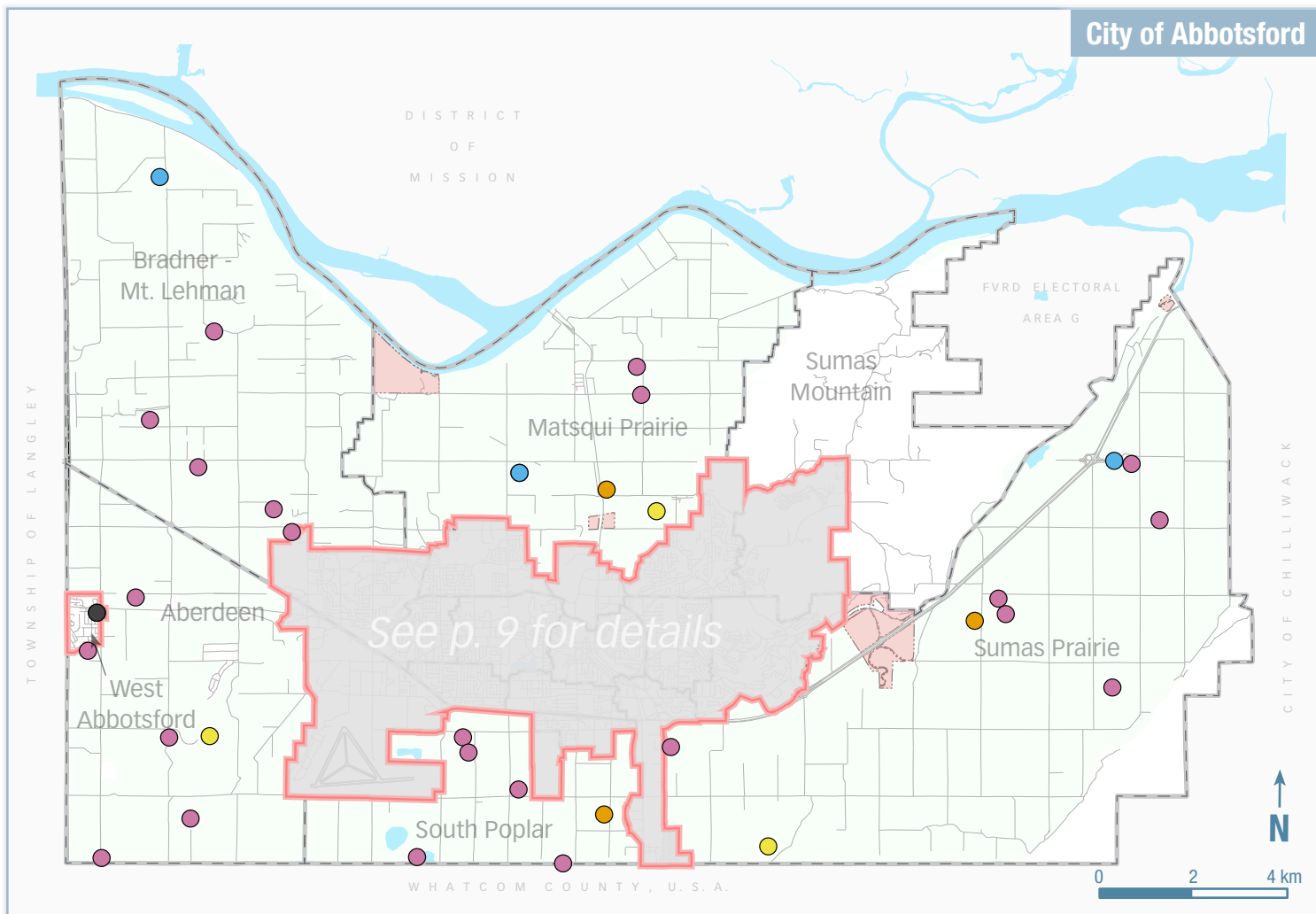
The number of Subdivision, Rezoning and Development Permit applications may increase in 2021 as British Columbia continues to reopen sectors in accordance to the BC COVID-19 Restart Plan.

Land Development Applications Received

Application Type

- Agricultural Land Reserve
- Development Permits
- OCP Amendments
- Rezoning
- Subdivisions
- Rezoning + Subdivision

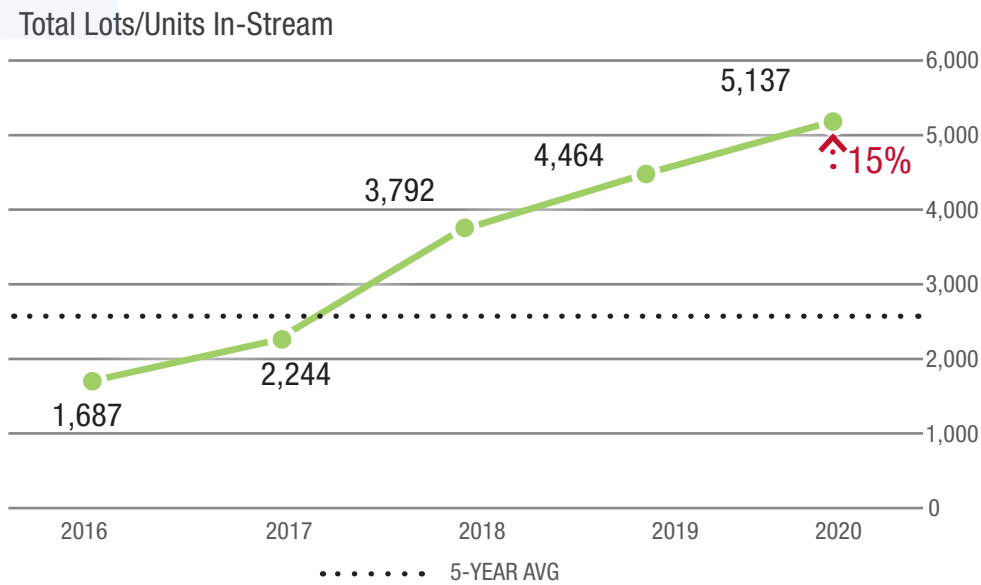
- Urban Development Boundary
- Community Boundaries
- Agricultural Land Reserve
- First Nations



In-Stream Residential Applications

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

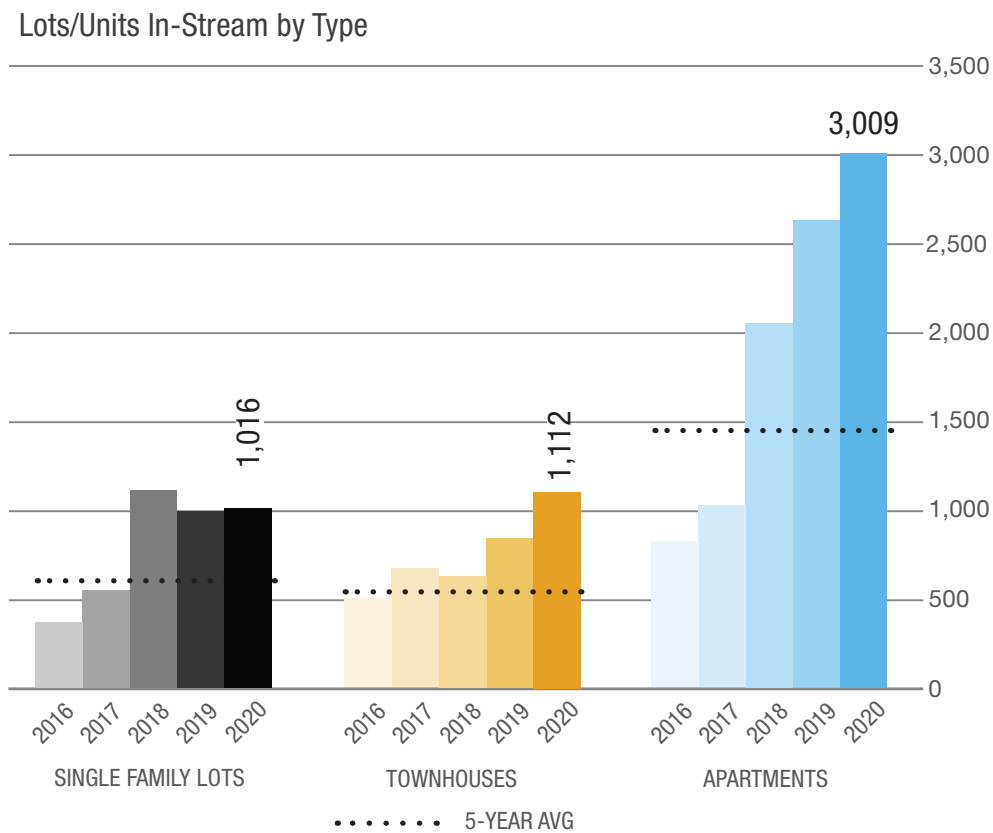
- > The total number of lots/units in-stream in 2020 (5,137) increased by 15% from the same period in 2019 (4,464). The number of apartment units in-stream set a year-end record high at 3,009.



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

Total units in-stream remained at a high level.

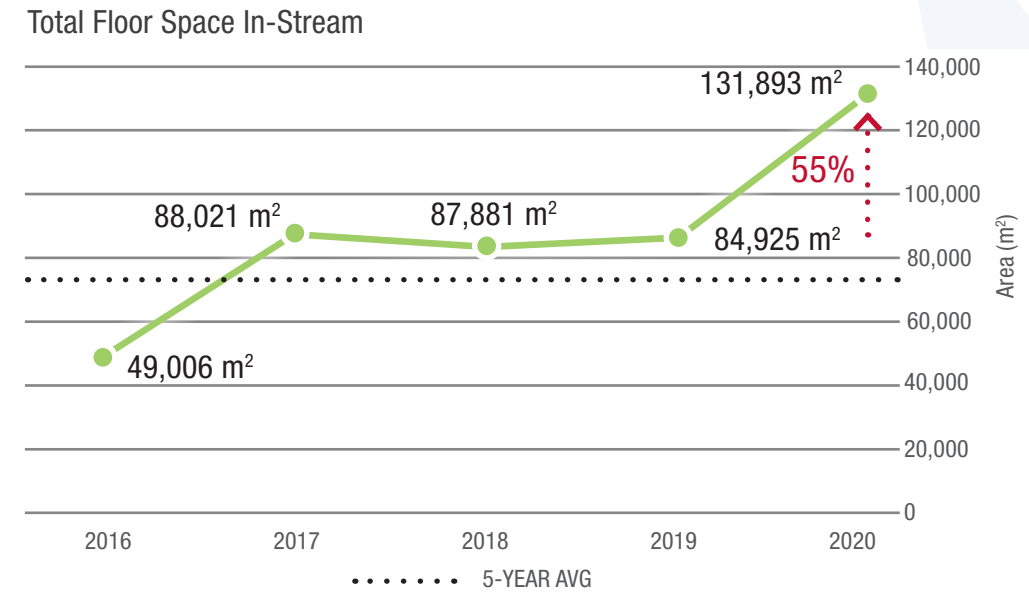
The total number of townhouses and apartments in-stream reached record levels for mid-year.



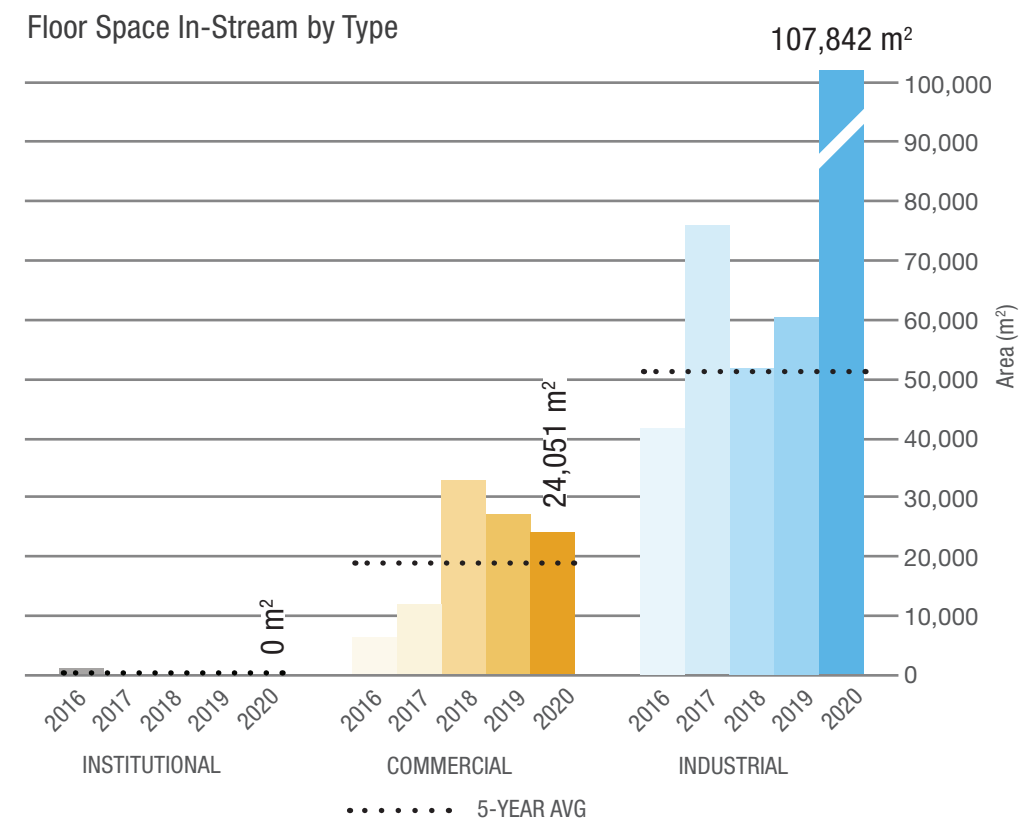
In-Stream ICI Applications

Institutional, Commercial, & Industrial Floor Space

- > The total number of new ICI (Industrial, Commercial, and Institutional) floor area in-stream in 2020 (131,893 m²) saw a large increase of 55% compared to the same period in 2019 (84,925 m²), mainly as a result of growth in Industrial applications.



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



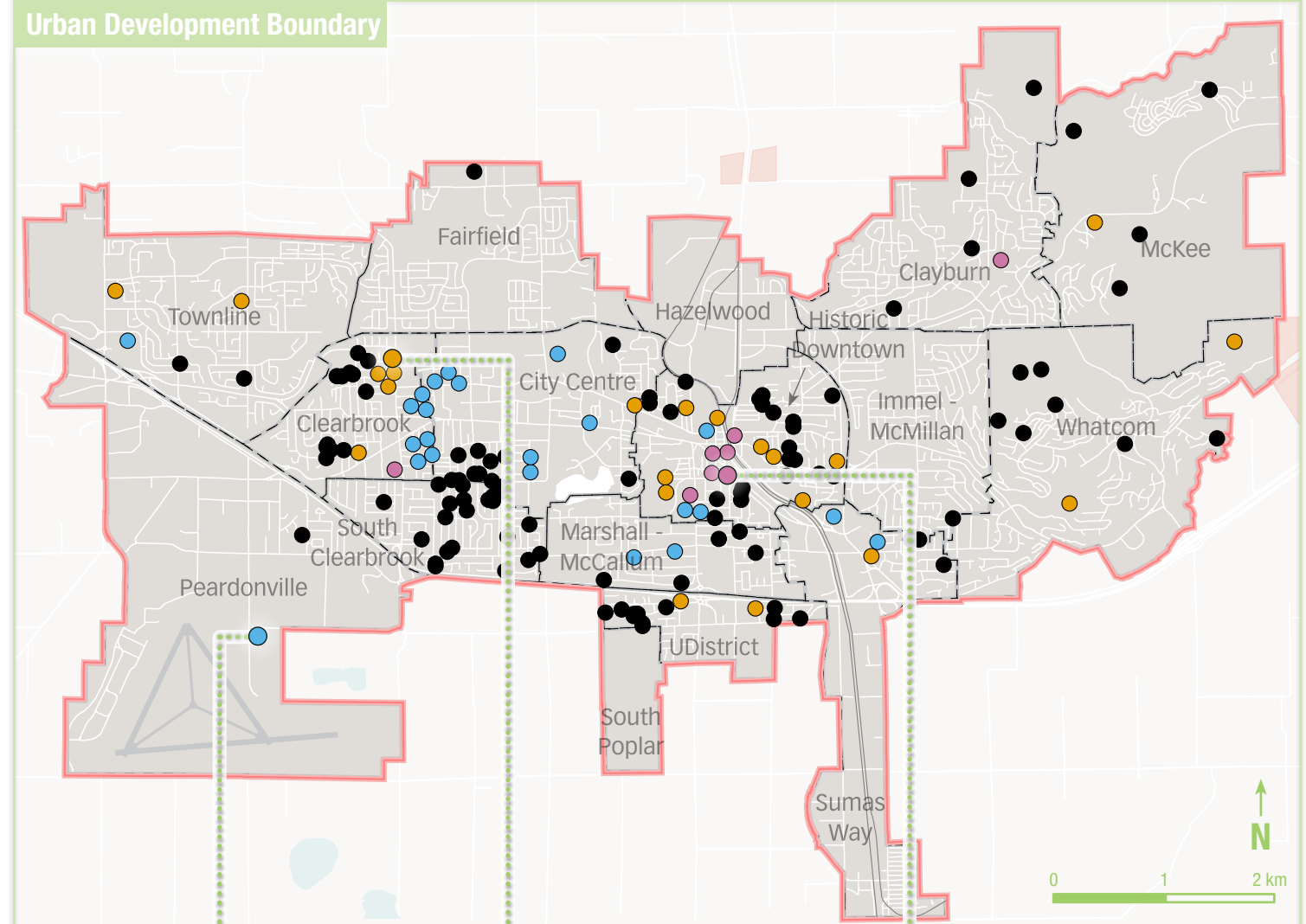
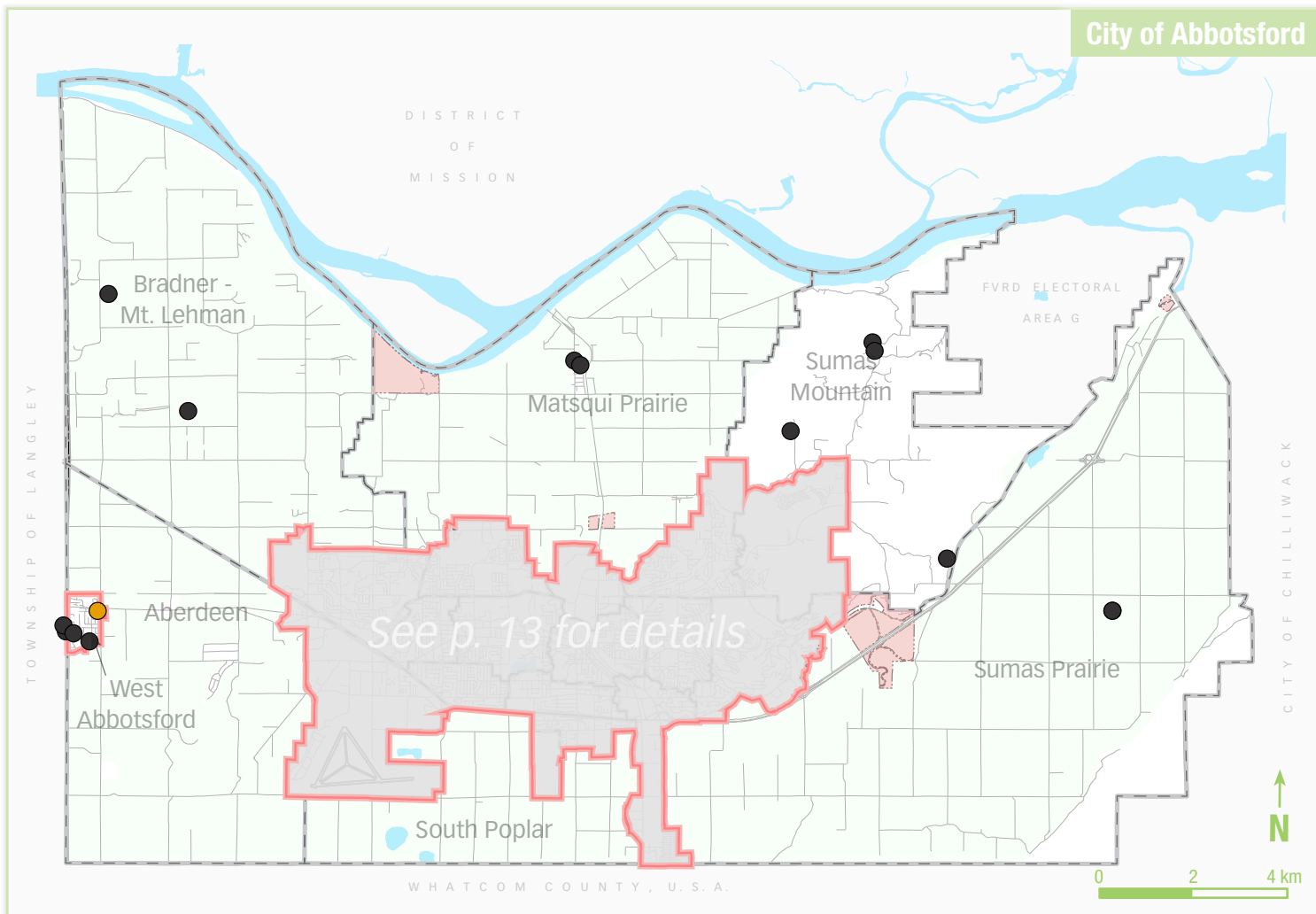
In-stream Industrial floor area reached a record high of 107,842 m².

In-Stream Residential Applications

Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

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



Kinghaven III
55 Apartment Units

APT



3015 & 3027 Clearbrook Rd
16 Townhouses

TH



33816 South Fraser Way
90 Apartments + 6 CRU
(459 m²)

MU

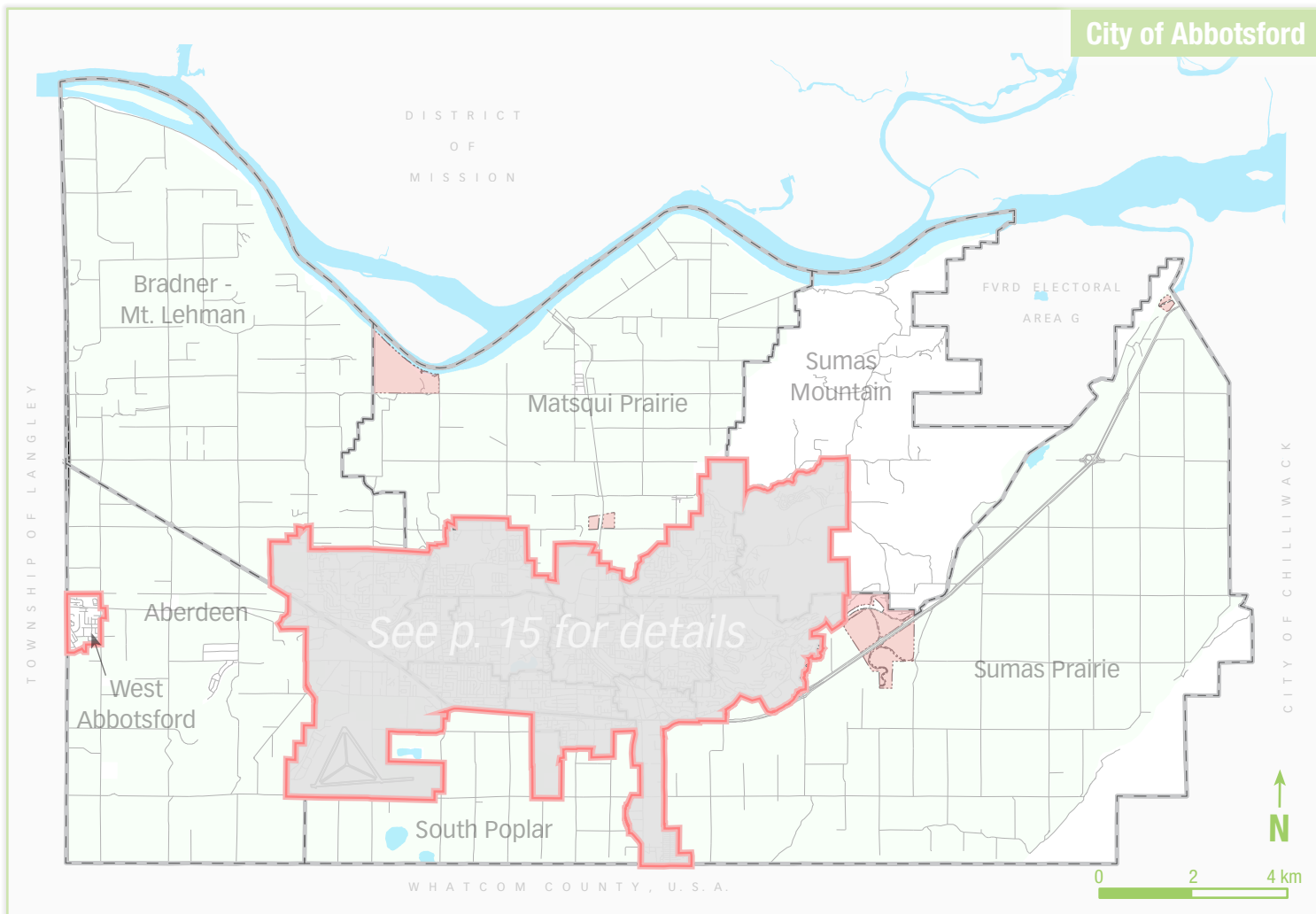


In-Stream ICI Applications

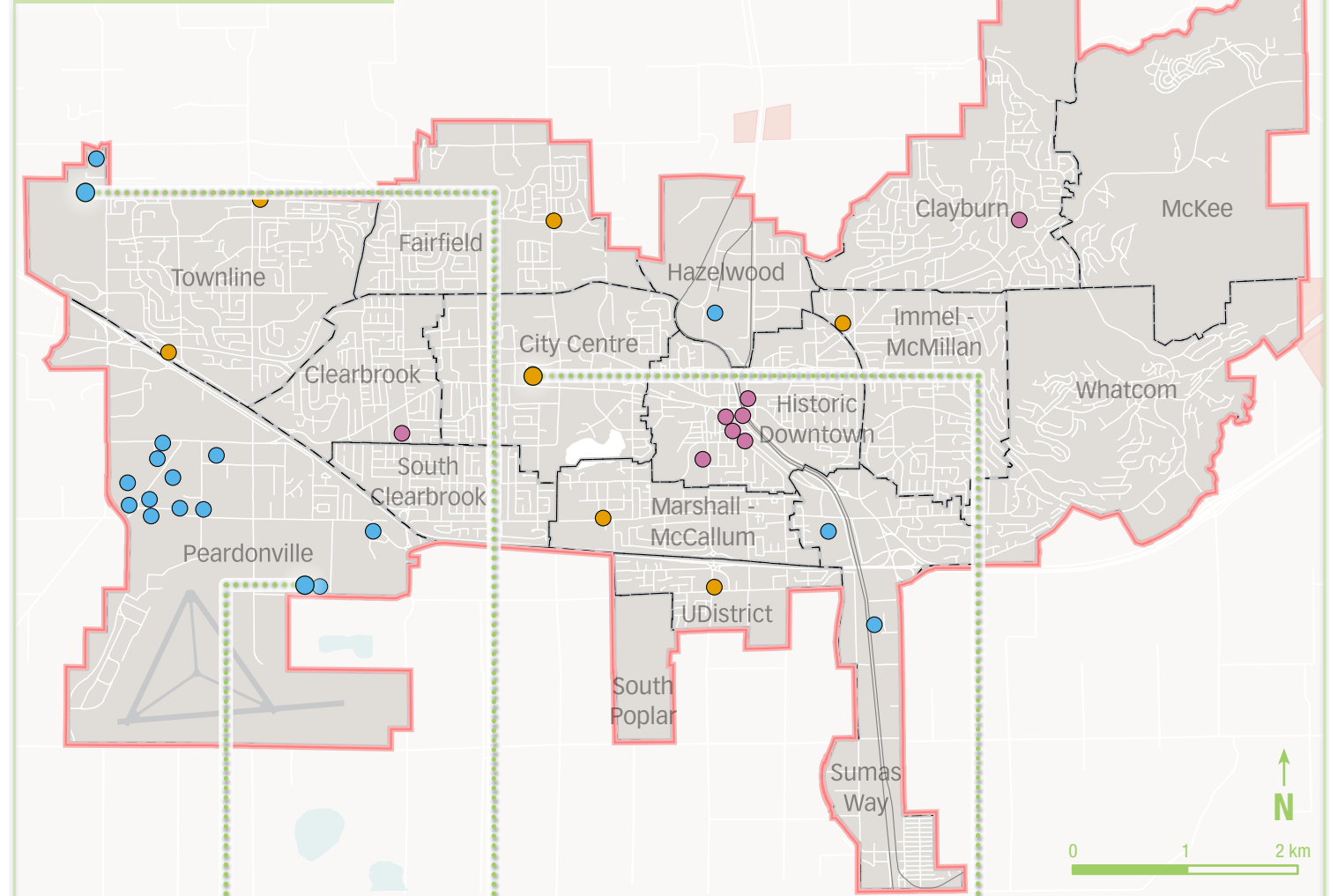
Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

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



Urban Development Boundary



31509 King Rd
21,481 m²

IND



3707 Mt Lehman Rd
8,101 m²

IND



2771 Emerson St
1,018 m²

COM

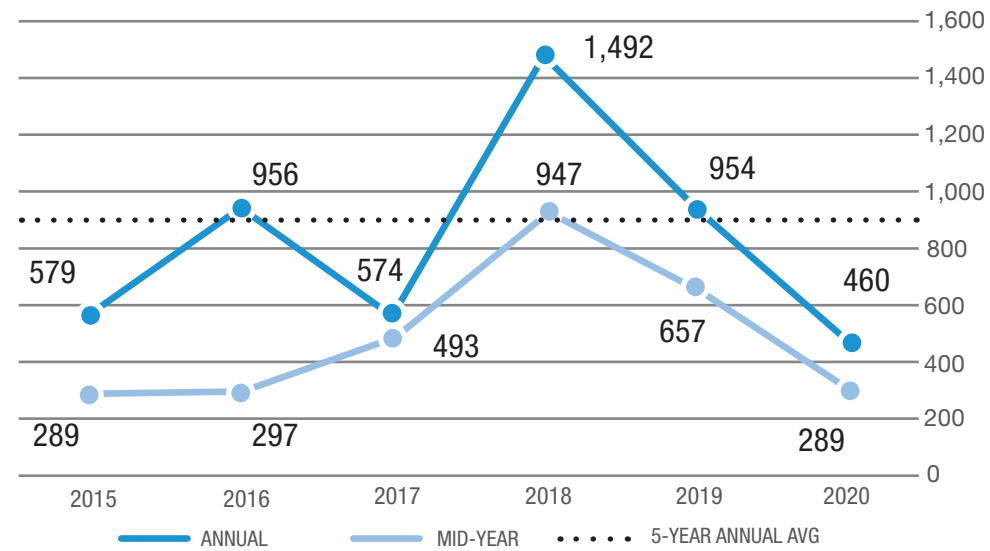


Approval & Issuance

Number of Residential Lots/Units Approved

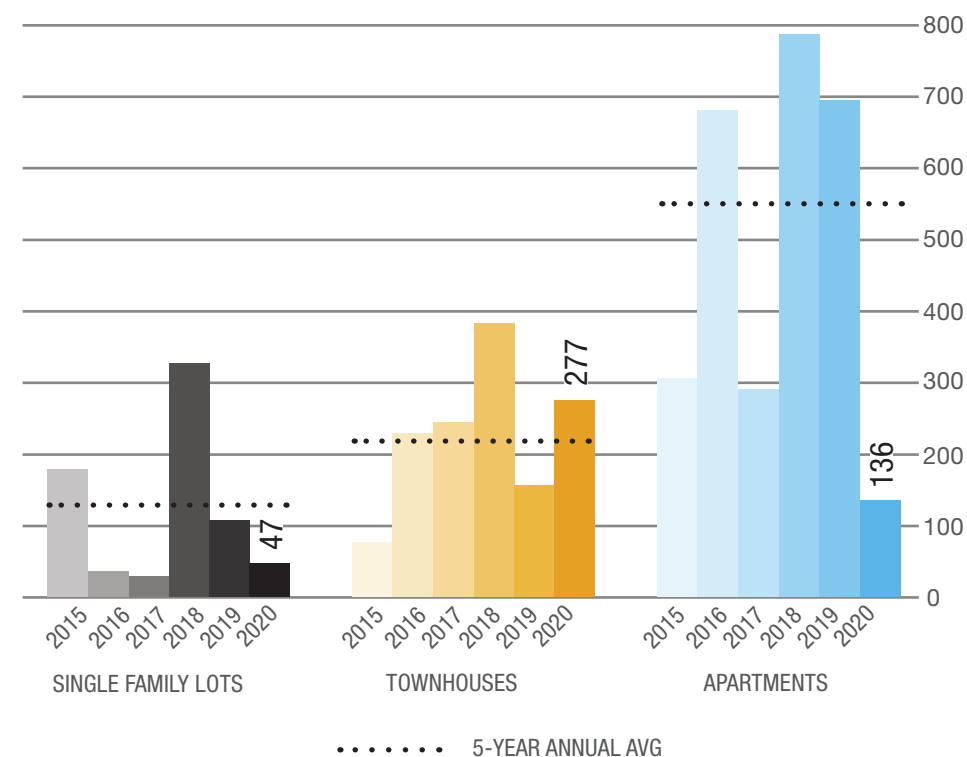
> The total number of units approved in 2020 (460) has dropped to its lowest level since 2013.

Total Lots/Units Approved



Multifamily units continue to make up the majority of approvals at 90%.

Lots/Units Approved by Type

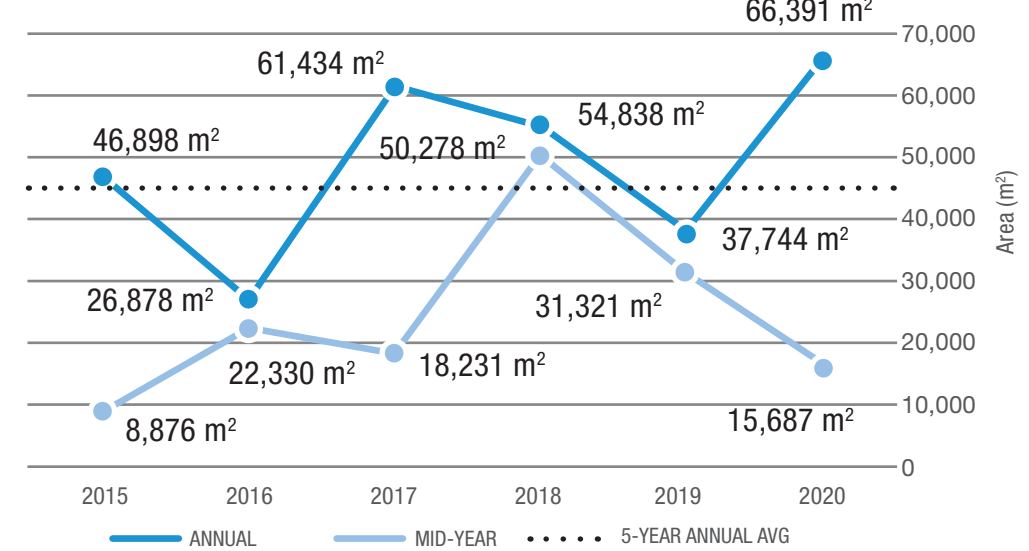


Approval & Issuance

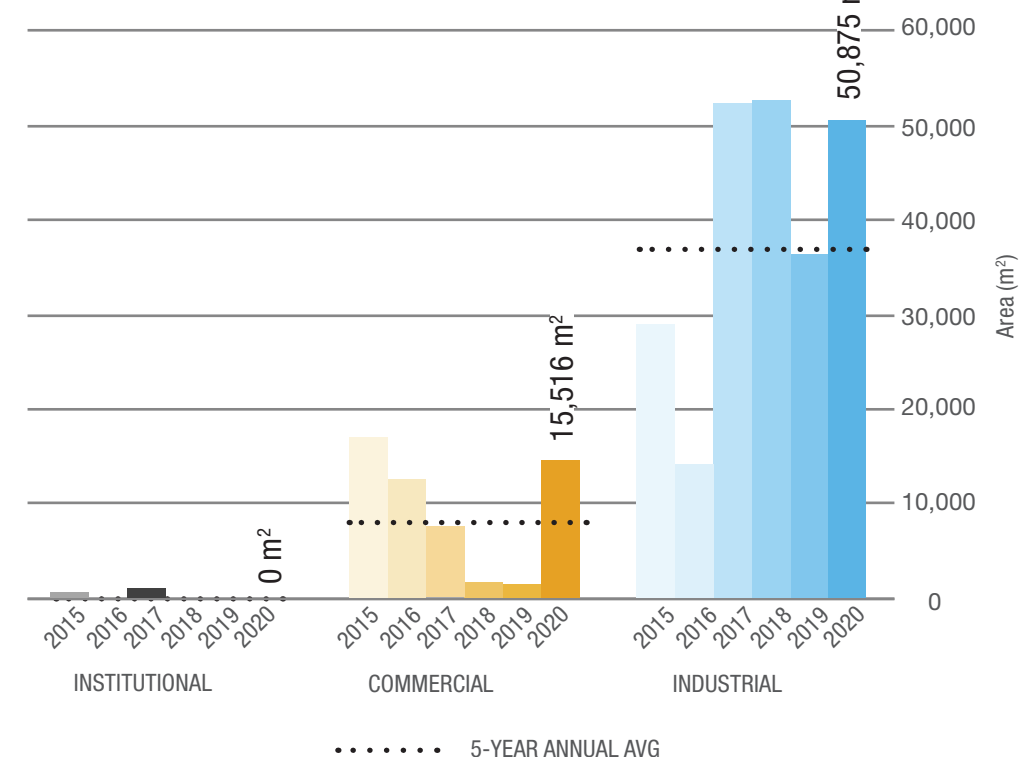
New ICI Floor Area Approved

> Despite a low mid-year figure, the total number of approved ICI (Industrial, Commercial, and Institutional) floor area climbed significantly in 2020. At 66,391 m², ICI floor area increased to record levels, reversing a downward trend that began after 2017.

Total Floor Area Approved



Floor Area Approved by Type



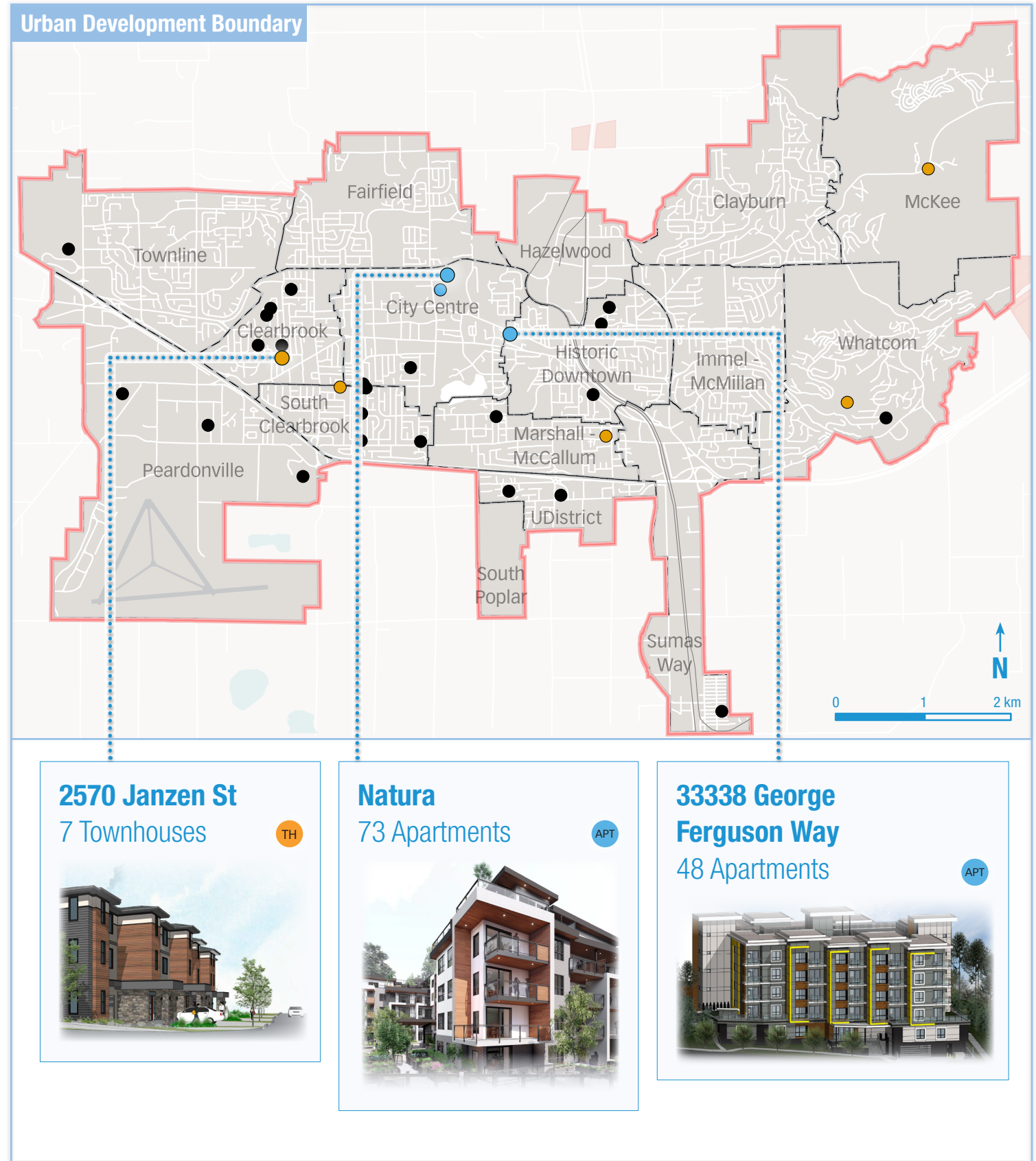
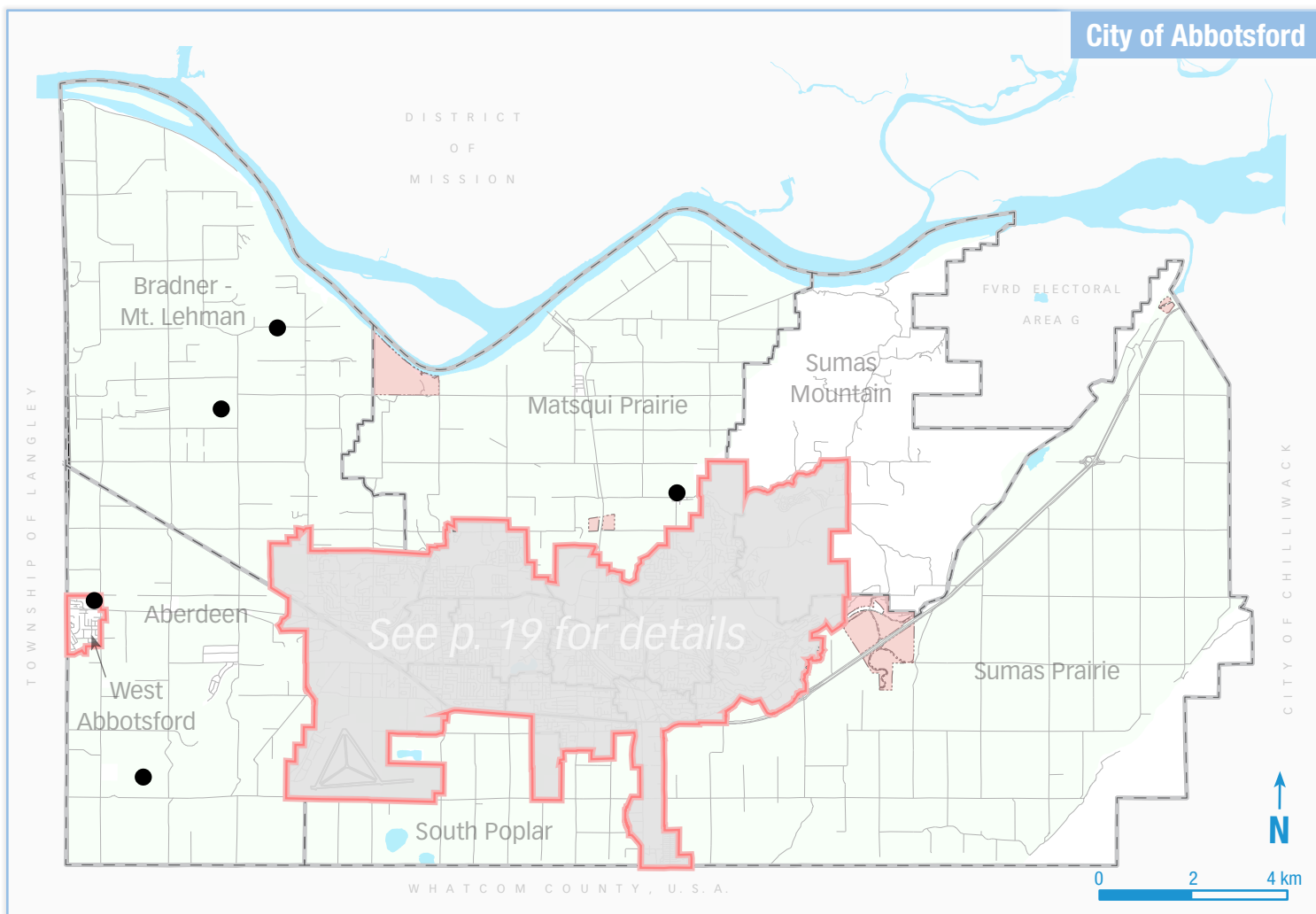
A resurgence of Commercial approvals - the highest since 2015 - and above average Industrial approvals resulted in an annual record for approved ICI floor space.

Approved Residential Applications

Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

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



2570 Janzen St
7 Townhouses

TH

Natura
73 Apartments

APT

33338 George Ferguson Way
48 Apartments

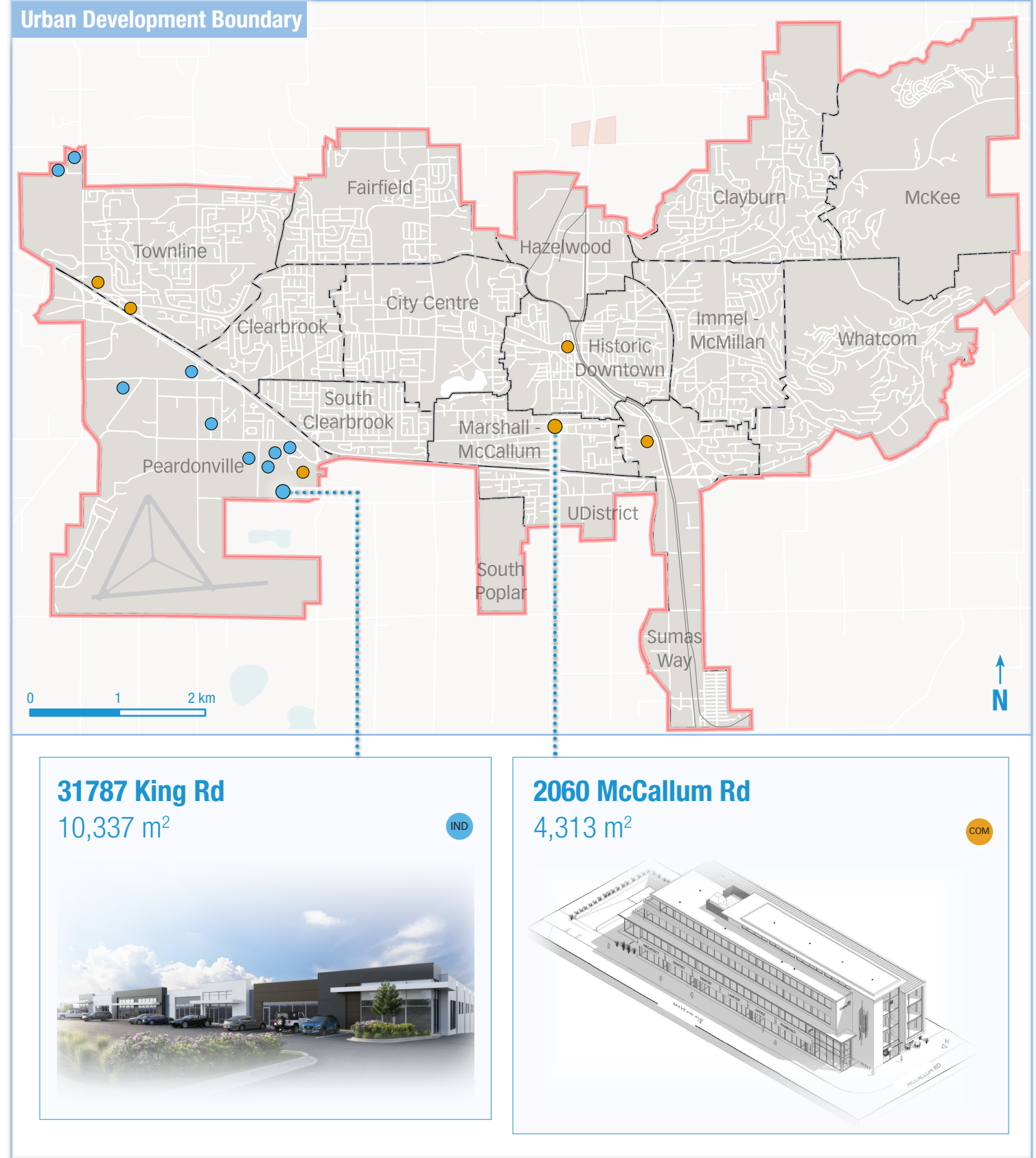
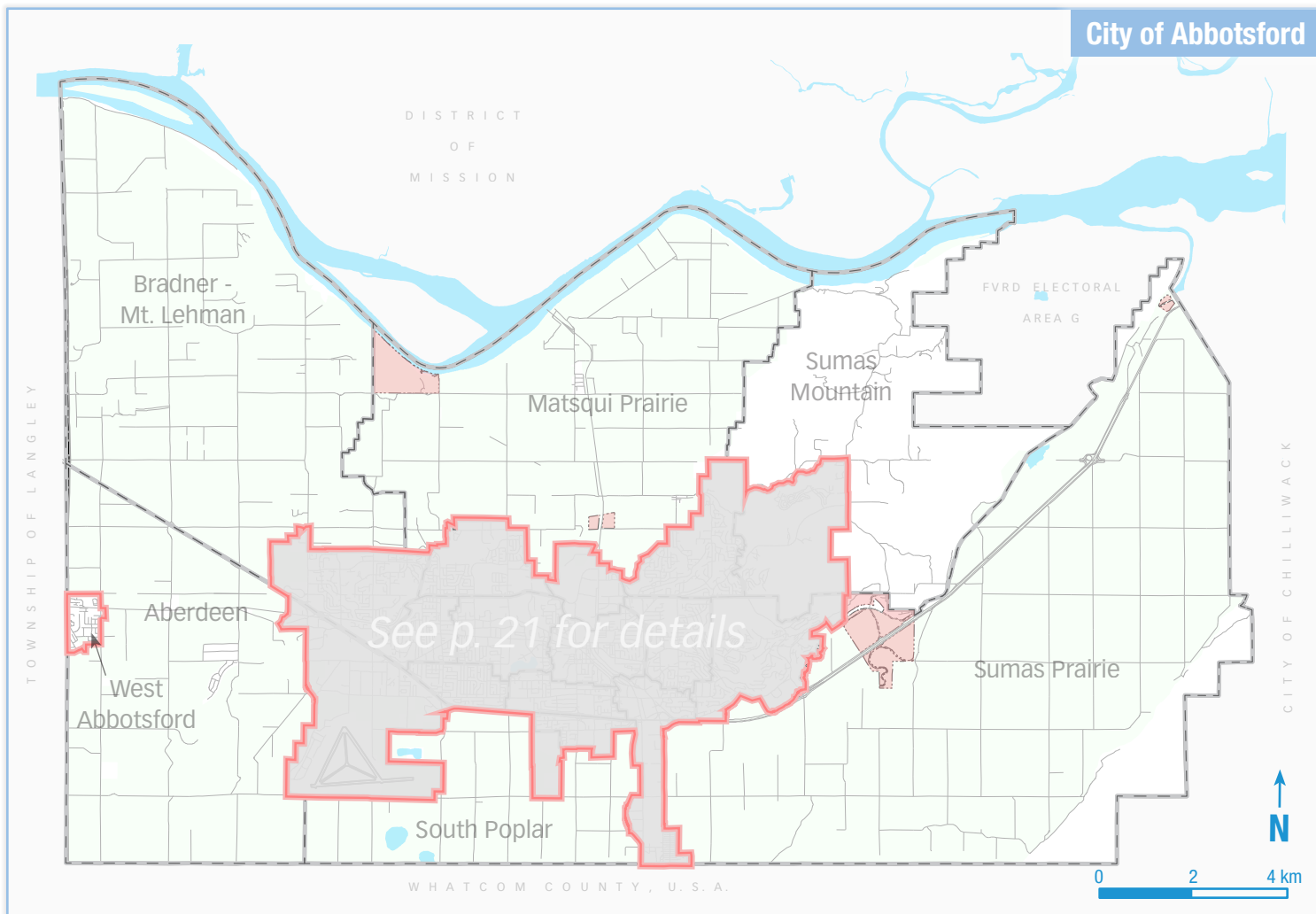
APT

Approved ICI Applications

Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

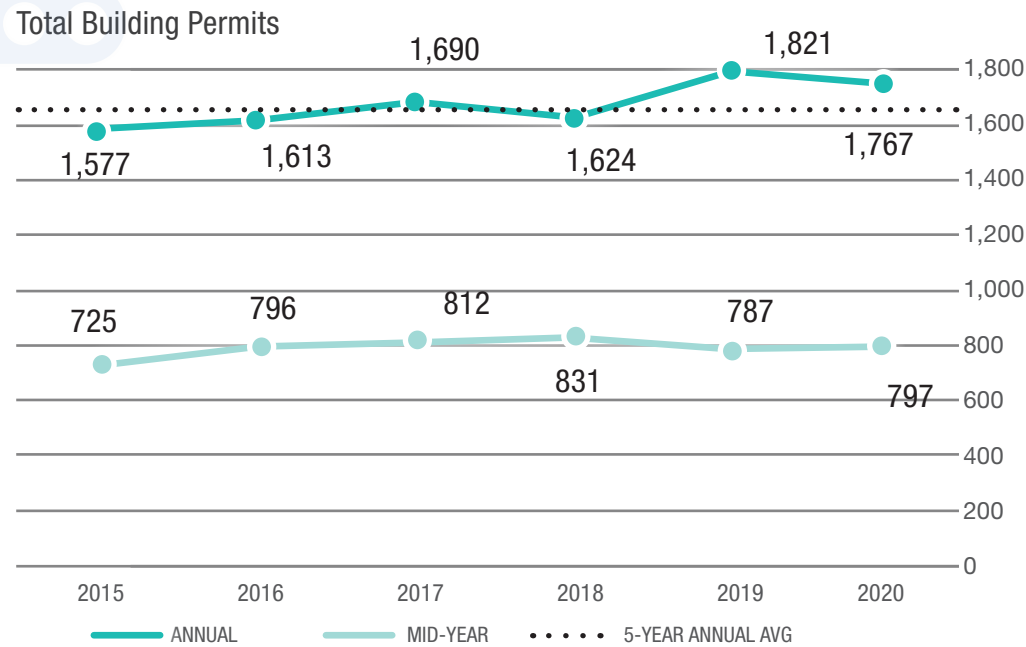
- Urban Development Boundary
- Community Boundaries
- Agricultural Land Reserve
- First Nations



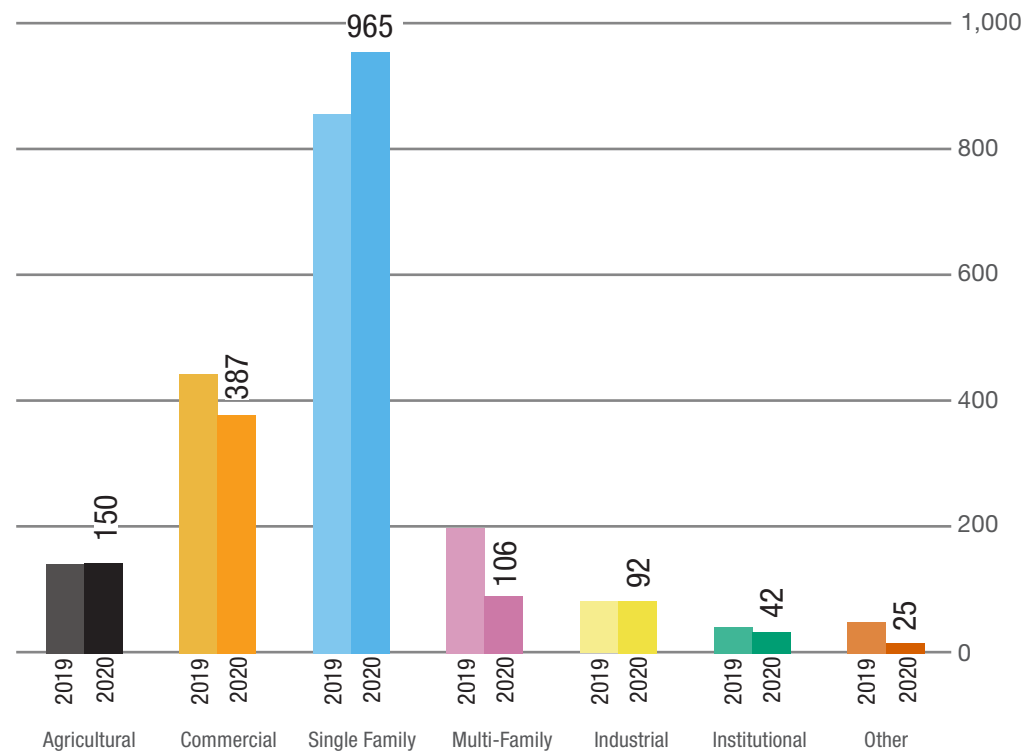
Construction

Building Permits (Number)

> The number of building permits received in 2020 has continued a stable trend since 2016.



Total Number of Building Permits by Type

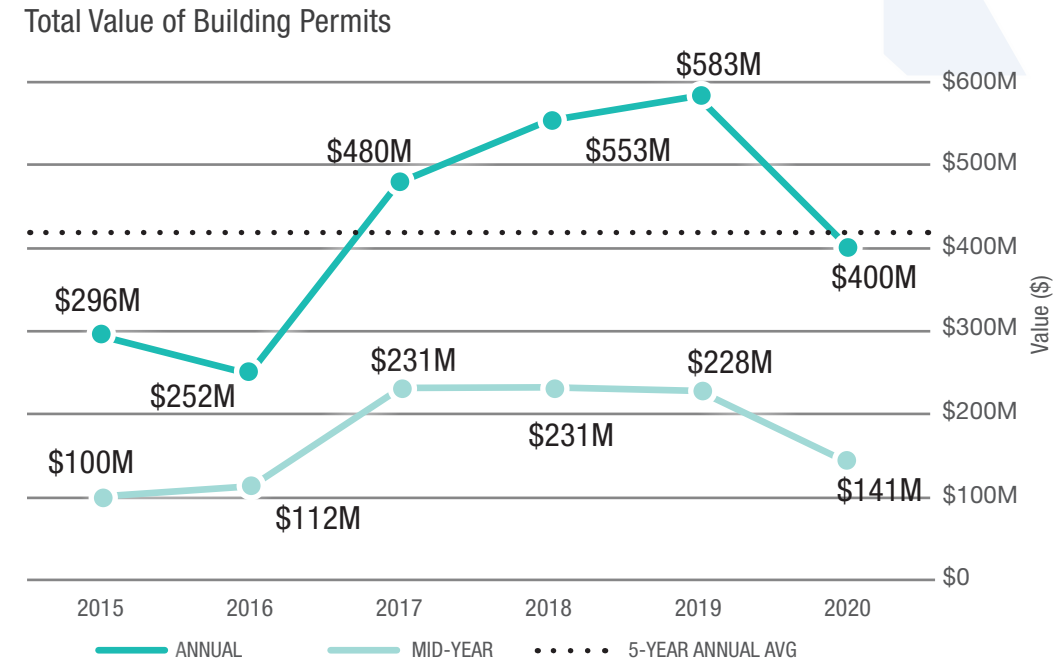


The number of annual agricultural, industrial, and commercial building permits remained generally on par with the previous year, with some increases in single family permits.

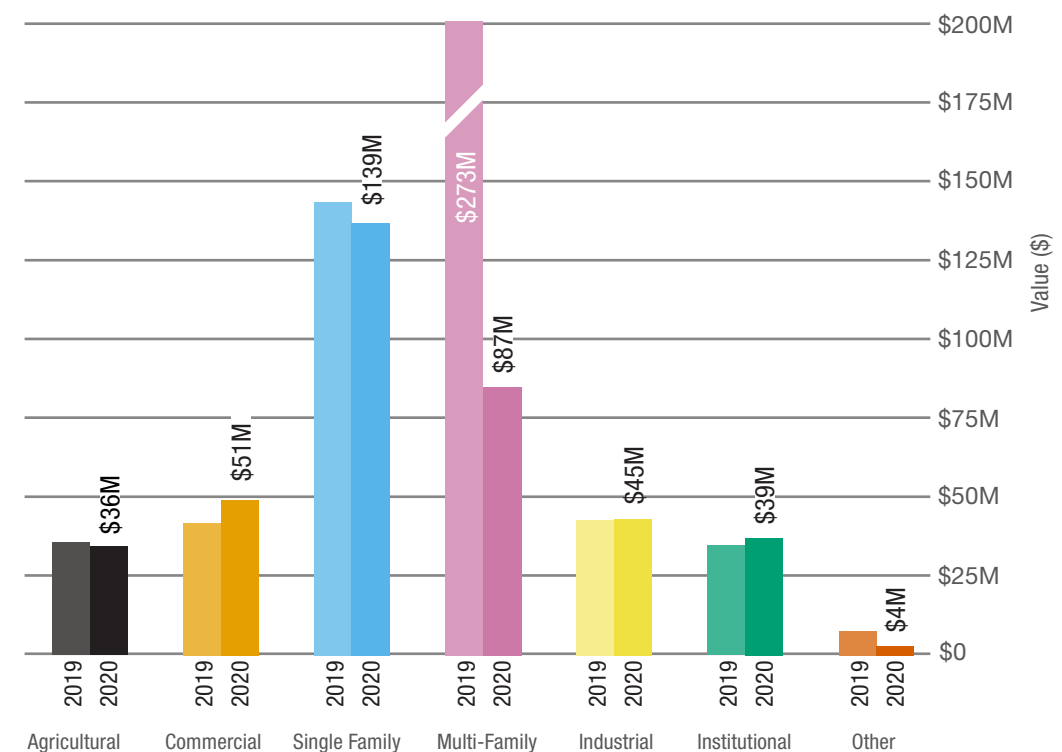
Both the number and value of multi-family permits decreased to half of their 2019 totals in 2020. This trend may continue in 2021 after relatively few multi-family approvals in 2020.

Building Permits (Value)

> With \$400 million in total construction value, 2020 is the first year in the last four below the 5-year average.



Total Construction Value of Building Permits by Type



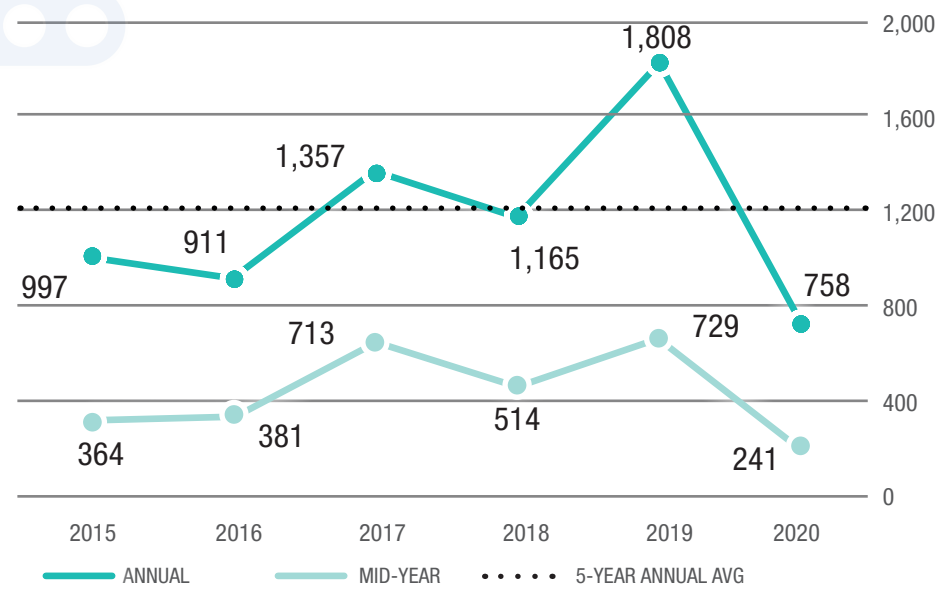
Almost all of the \$183M decrease in value from 2019 to 2020 is due to multi-family permits.

Other than multi-family, each category of building permits retained consistent value in 2020 compared with 2019.

Construction

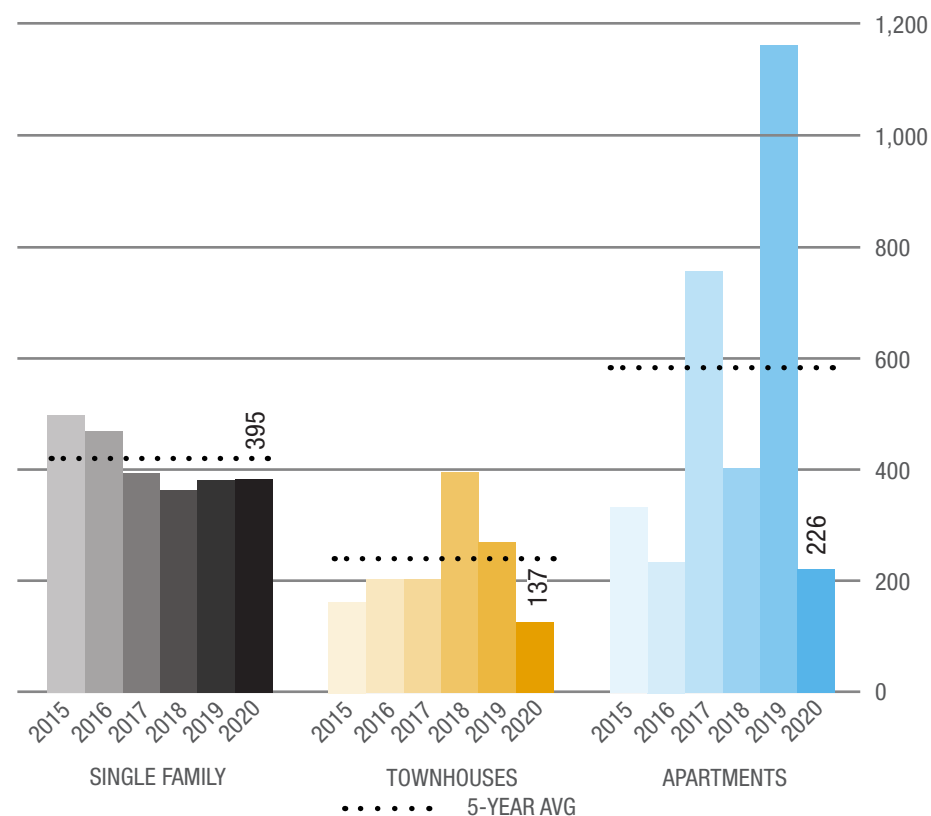
Single Family, Townhouse & Apartment Units (New Construction & Improvements)

Total Number of New Units



By the end of 2020, new residential units declined to their lowest level since 2014.

New Units by Type

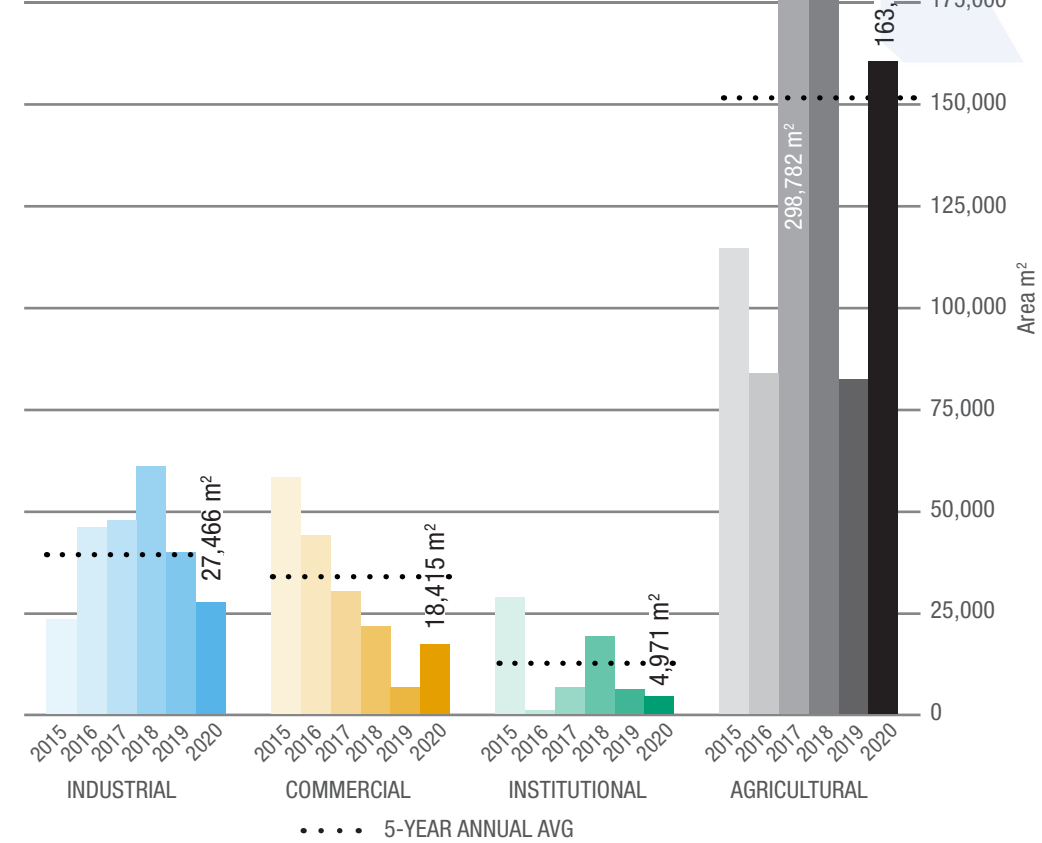


New single family units remained close to the 5-year average, while townhouses and apartments had large declines.

Construction

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

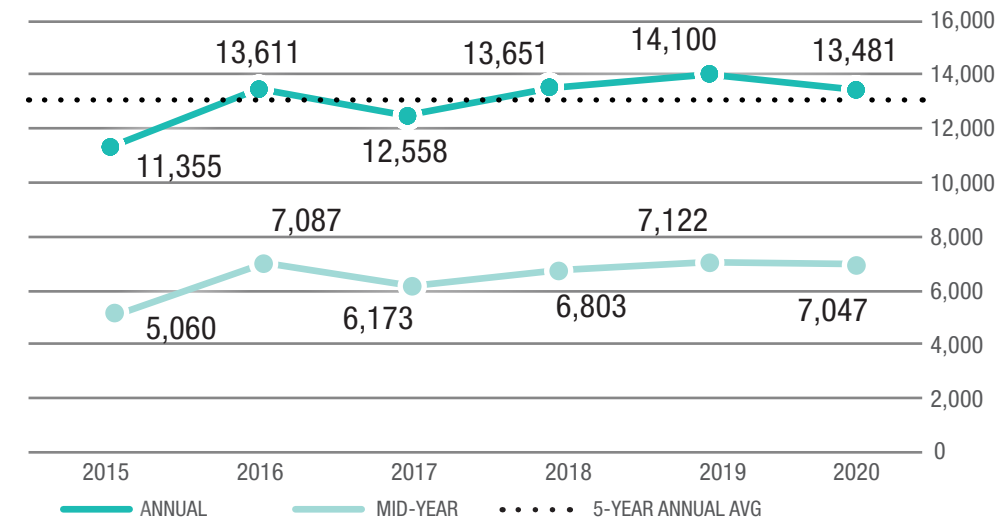
New Floor Area by Type



Agricultural floor area accounted for 76% of new non-residential construction and improvements, and continued a trend consistent with 2018.

Building Inspections

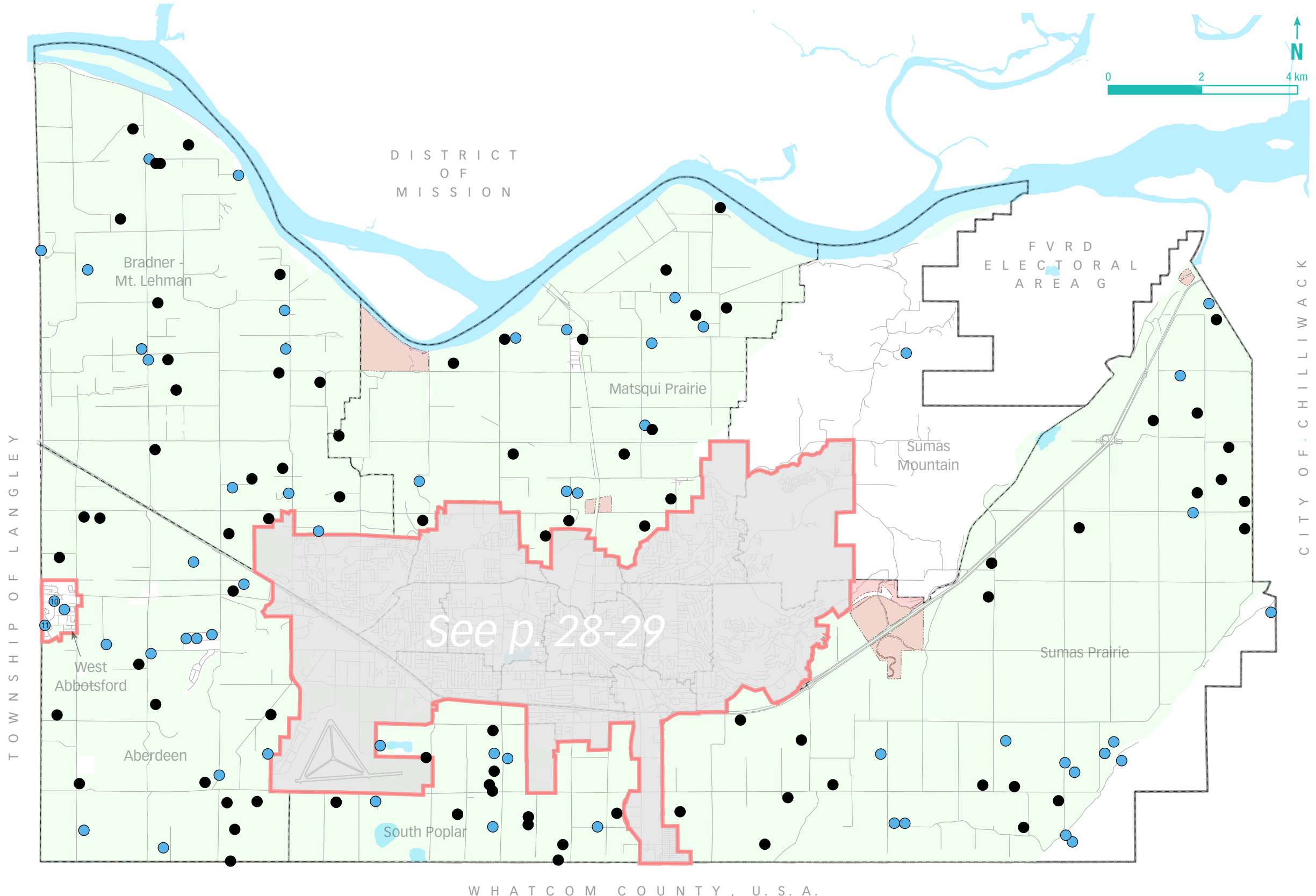
Total Number of Building Inspections



The number of building inspections for 2020 remained consistent.

Issued Building Permits

New Construction & Improvements



- Construction Type (Rural)**
- Agricultural
 - Single Family
 - Commercial
- ▭ Urban Development Boundary
 - ▭ Community Boundaries
 - ▭ Agricultural Land Reserve
 - ▭ First Nations

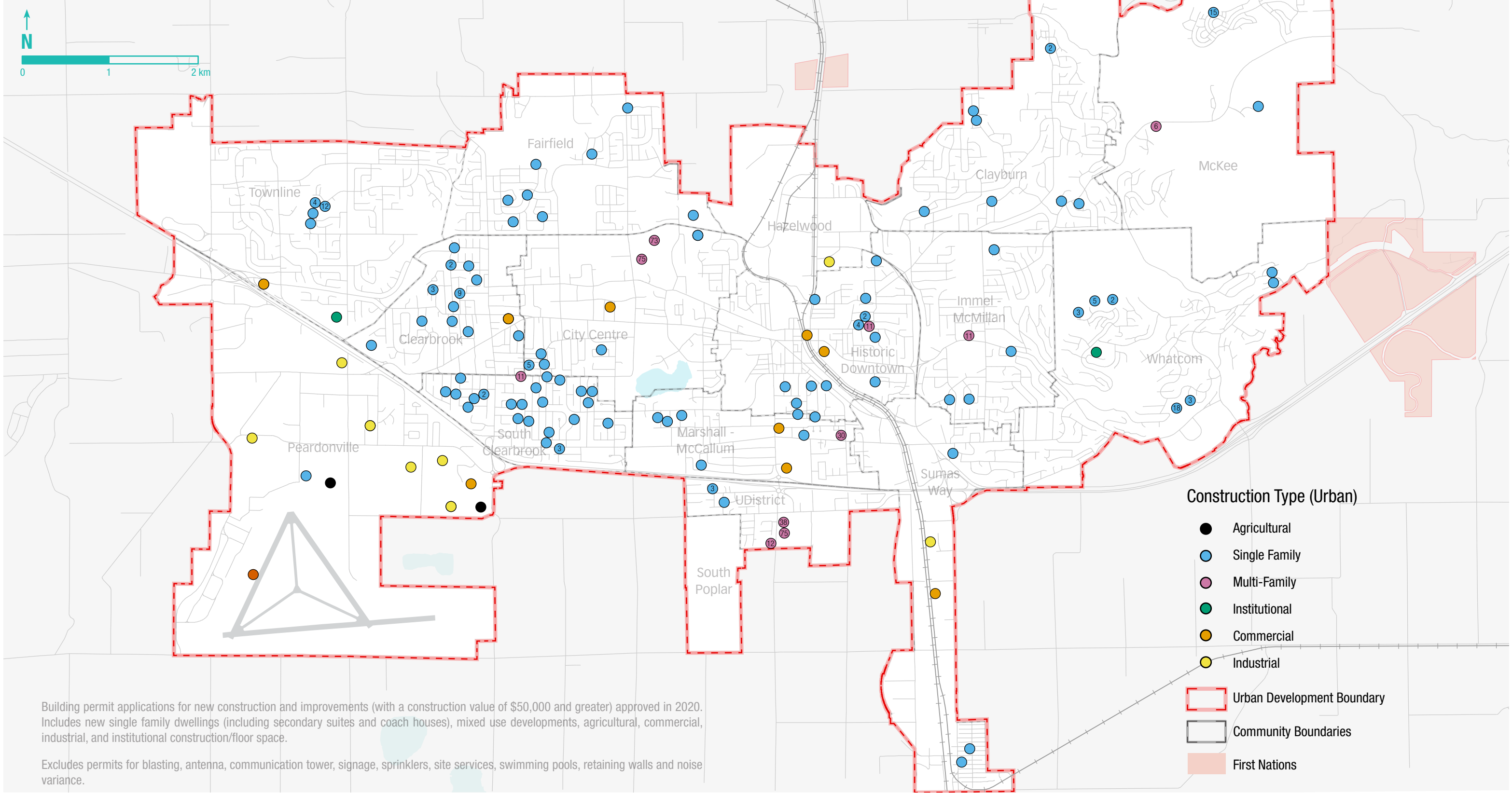
Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2020. Includes new single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional construction/floor space.

Excludes permits for blasting, antenna, communication tower, signage, sprinklers, site services, swimming pools, retaining walls and noise variance.

WHATCOM COUNTY, U.S.A.

Issued Building Permits

New Construction & Improvements



Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2020. 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.

2020 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).



A competitive review process for **Cannabis Retail Store** applications was completed in 2020. Applications were received during a consolidated intake period and then processed concurrently based on Council's Cannabis Retail Store Policy.



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.

For updated information on our planning initiatives, please visit:

abbotsford.ca/business-development/community-planning

JAN **McKee Neighbourhood Plan**
 JANUARY - JUNE 2020
 Stage 1 - Staff continued to work on the background research studies and drafting the stage report.

FEB **AgRefresh**
 JANUARY - MARCH 2020
 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.

MAR **Cannabis Retail Stores**
 FEBRUARY - MAY 2020
 The City held a three-month consolidated intake and received eight applications during this time. The intake period included an extension of one month due to the COVID-19 pandemic and associated closure of City Hall.

Q1

JUL **Cannabis Retail Stores**
 JULY 2020
 Staff introduced the eight applications to Council on July 6 and were directed to gather community input on seven of the applications through a Council Hearing on July 20. Input was also received via e-mail, letters, online comment forms and agency referrals.

AUG **AgRefresh**
 JULY - SEPTEMBER 2020
 Staff continued to analyze engagement input, Provincial legislation changes, and approaches for key AgRefresh topics to support preparation of draft policies and regulations. The City continued to monitor the Provincial ALR/ALC Revitalization initiative.

SEP **McKee Neighbourhood Plan**
 JULY - DECEMBER 2020
 Stage 1 concluded in July with the Background Research Report being presented to Council. For the remainder of the year staff moved into Stage 2 work. This involved exploring concept options, as well as undertaking a preliminary technical analysis of the infrastructure that will be required to facilitate future development.

Q3

APR **AgRefresh**
 APRIL 2020
 Given Provincial progress on the ALR/ALC revitalization initiative, Council directed staff to relaunch and complete a modified version of AgRefresh.

MAY **Cannabis Retail Stores**
 MAY - JUNE 2020
 Staff screened the eight applications for completeness and consistency with City bylaws.

JUN

Q2

OCT **Cannabis Retail Stores**
 OCTOBER 2020
 Staff presented a summary report and recommendations to Council on October 19. Council passed a resolution to endorse four of the seven applications under consideration. Council's endorsement was then forwarded to the provincial Liquor and Cannabis Regulation Branch (LCRB) for their consideration in processing the corresponding provincial non-medical cannabis retail store licence applications.

NOV **AgRefresh**
 OCTOBER - DECEMBER 2020
 Staff continued work on draft policies, regulations, and a bylaw compliance approach for the Stage 3 report.

DEC **Zoning Bylaw Update**
 DECEMBER 2020
 Staff introduced the Zoning Bylaw Update project to Council on December 14, 2020. Similar introductions are scheduled for Council Committees in early 2021.

Q4

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