



2021

ANNUAL REPORT

Planning & Development Services



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Cover image: an approved Development Permit application for 3707 Mt Lehman Rd.
Image by: Hungerford Properties

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 & 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.

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 2021 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.

2021 Highlights



The 2021 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:

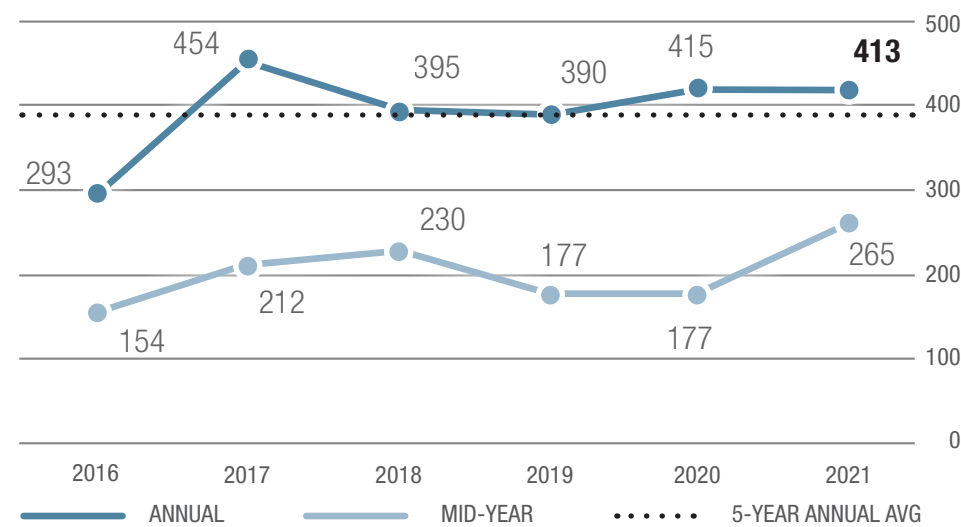
abbotsford.ca/business-development/statistics

Inquiry, Submission & Review

Development Inquiry Meetings

- > In total, staff coordinated 413 DIMs through 2021, generally on par with the previous three years.

Total Number of DIMs



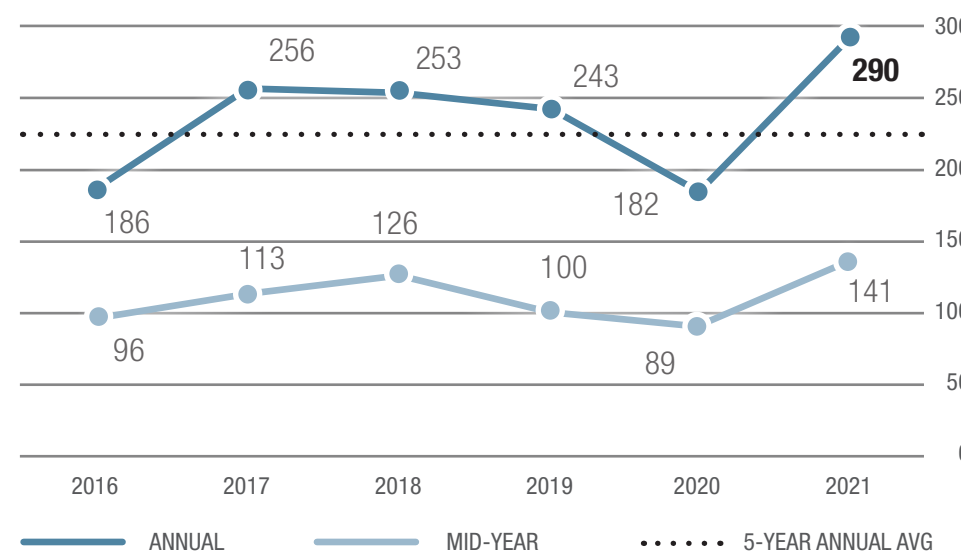
Development Inquiry Meetings (DIMs) are intended to provide preliminary comments to land owners and developers considering development in respect to the Official Community Plan, Development Permit Areas/Guidelines, zoning, and anticipated off-site upgrades.

In alignment with Provincial COVID-19 protocols, DIMs were coordinated through web conferencing or conference calls in 2021.

Land Development Applications Received

- > The total number of land development applications received in 2021 (290) fully recovered from the previous year and reached a record high.

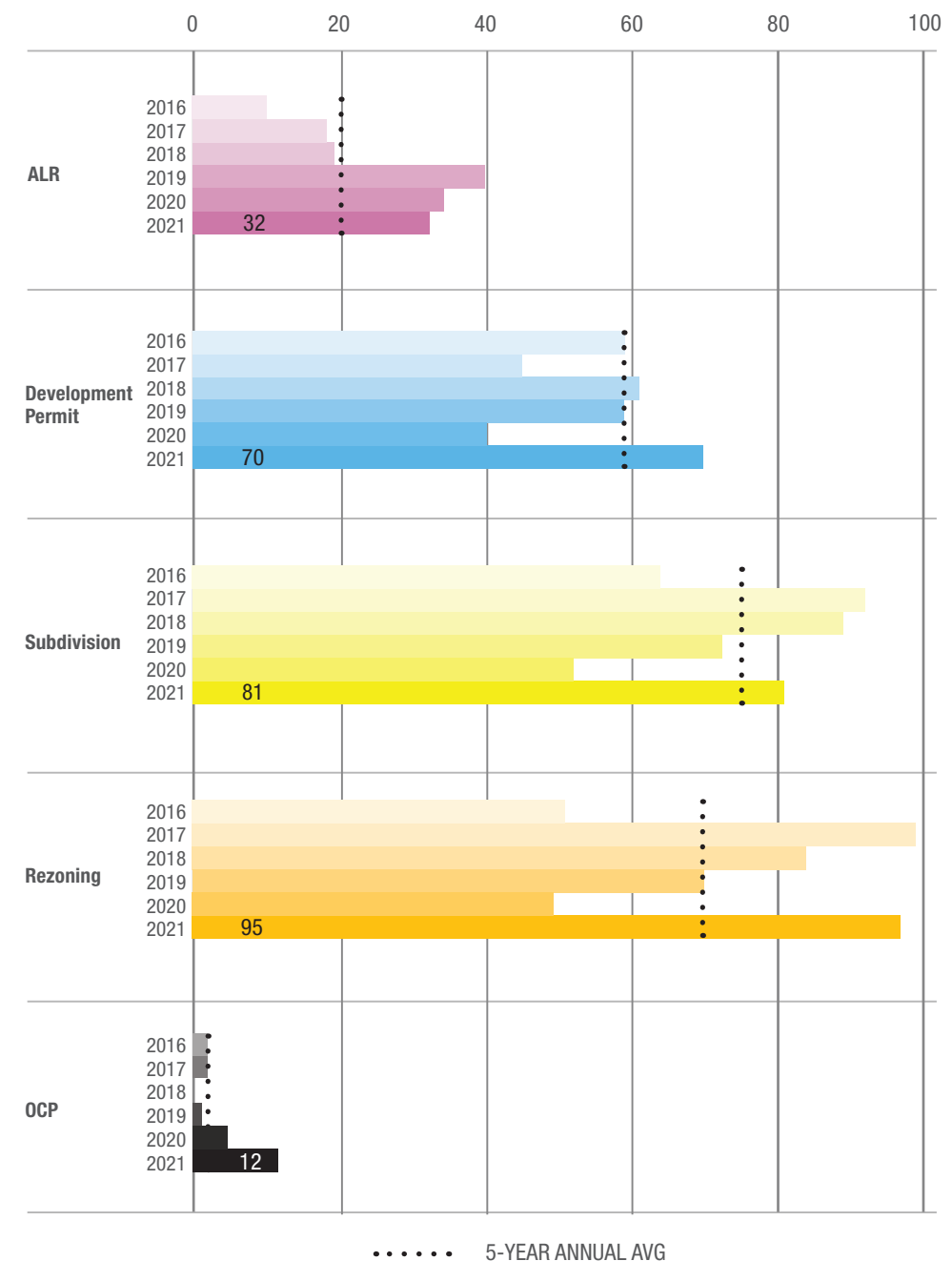
Total Land Development Applications Received



Land Development Applications Received (cont'd)

- > Rezoning, Subdivision applications and Development Permit applications all increased in 2021 by more than 50% compared to the previous year. Agricultural Land Reserve applications (32) received in 2021 remained above the five-year average.

Land Development Applications Received by Type



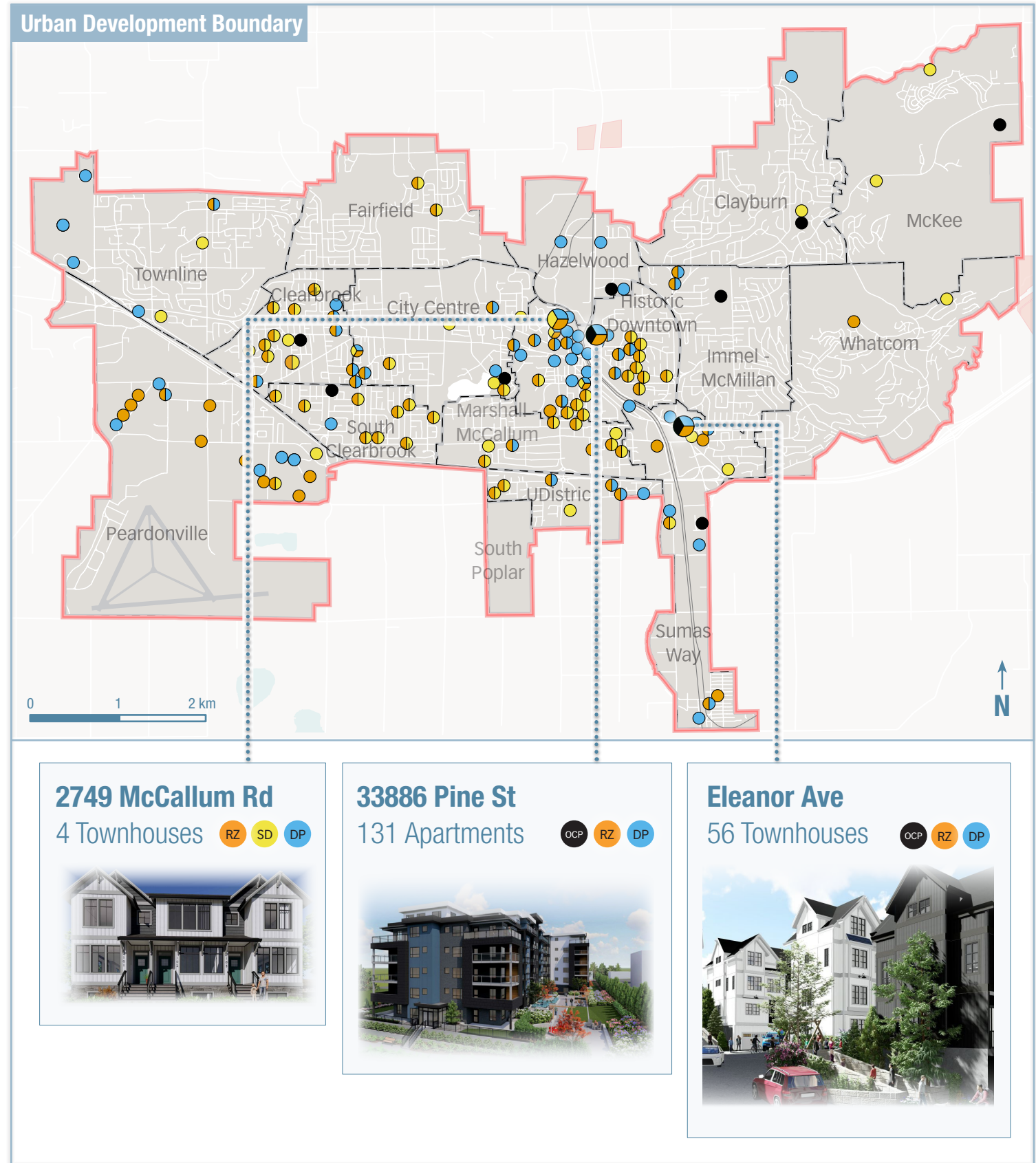
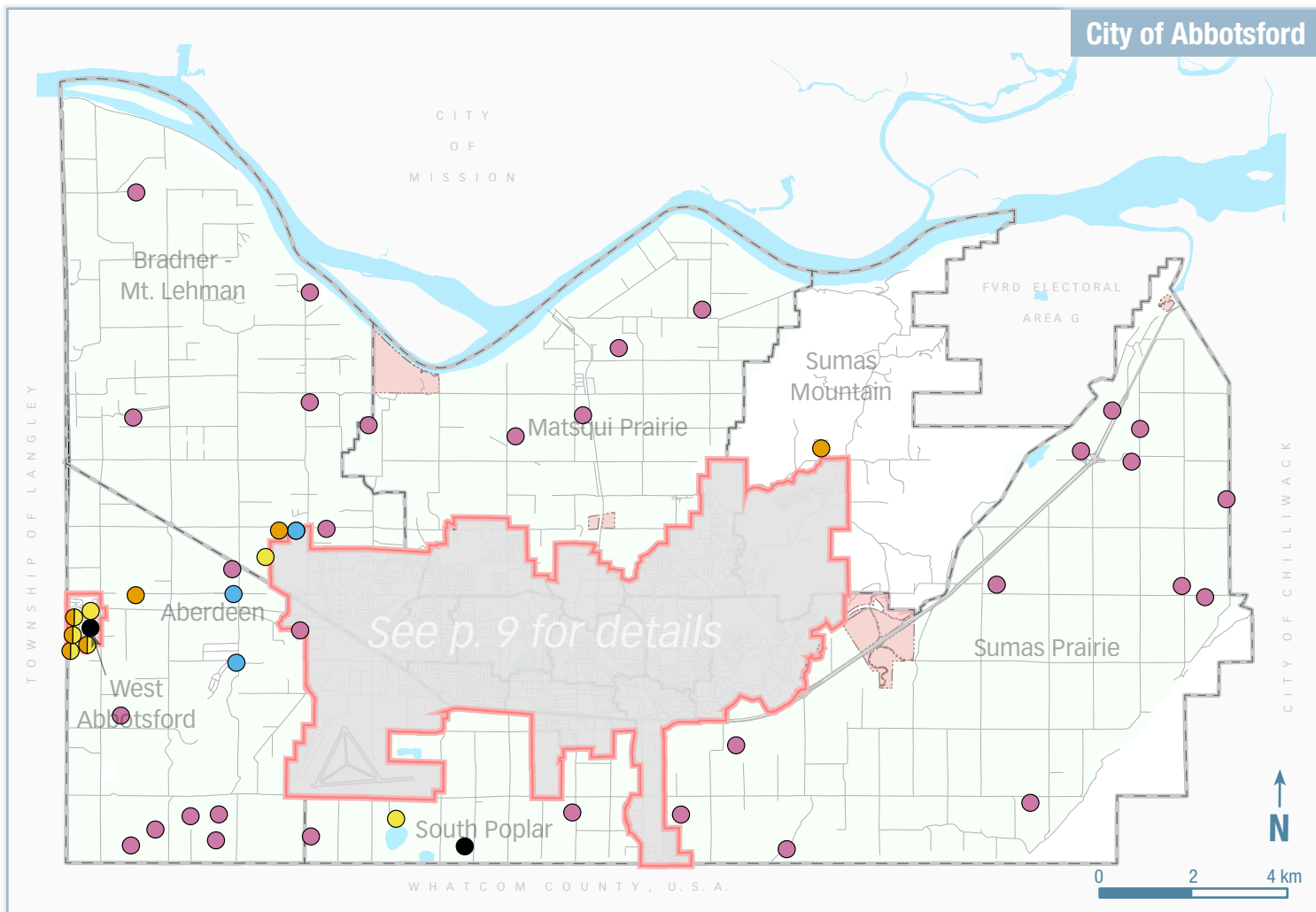
A resurgence in development activity resulted in large annual increases for Development Permit, Rezoning, and Subdivision applications. All application types exceeded the 5-year average.

Land Development Applications Received

Application Type

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

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

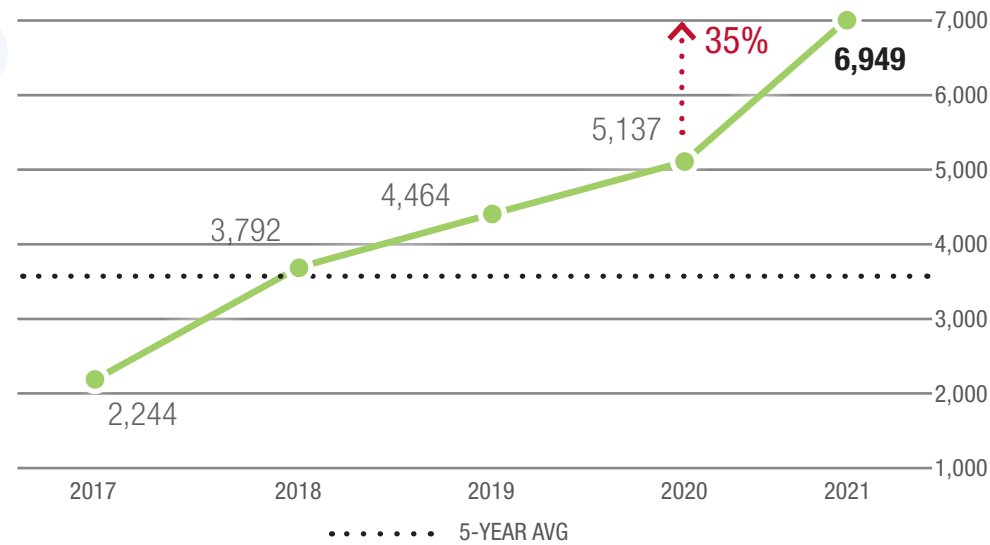


In-Stream Residential Applications

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

- > The total number of lots/units in-stream in 2021 (6,949) increased by 35% from the same period in 2020 (5,137). The number of apartment units in-stream set a year-end record high at 4,179.

Total Lots/Units In-Stream

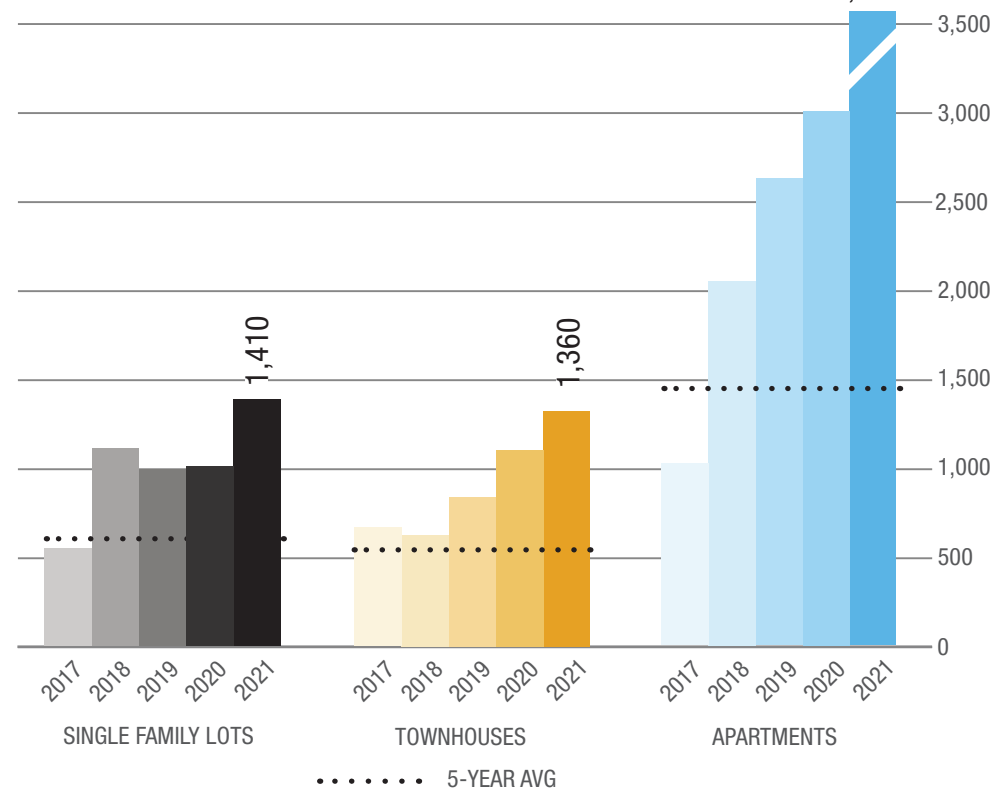


In-stream applications refer to applications currently under staff review. They are a point-in-time snapshot recorded at the end of the year.

Total units in-stream remained at a high level at the end of 2021.

The major source of residential in-stream unit increases was apartments, which increased nearly 40% from 2020.

Lots/Units In-Stream by Type

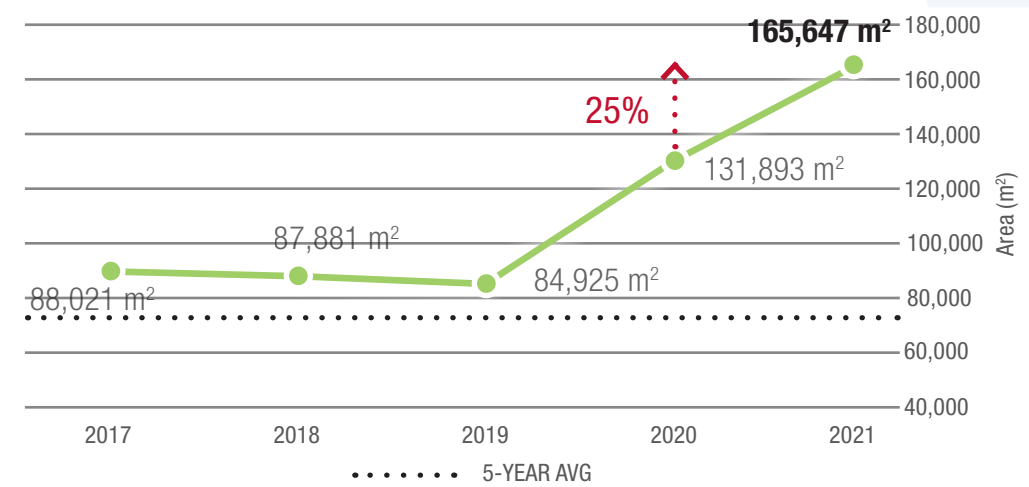


In-Stream ICI Applications

Institutional, Commercial, & Industrial Floor Space

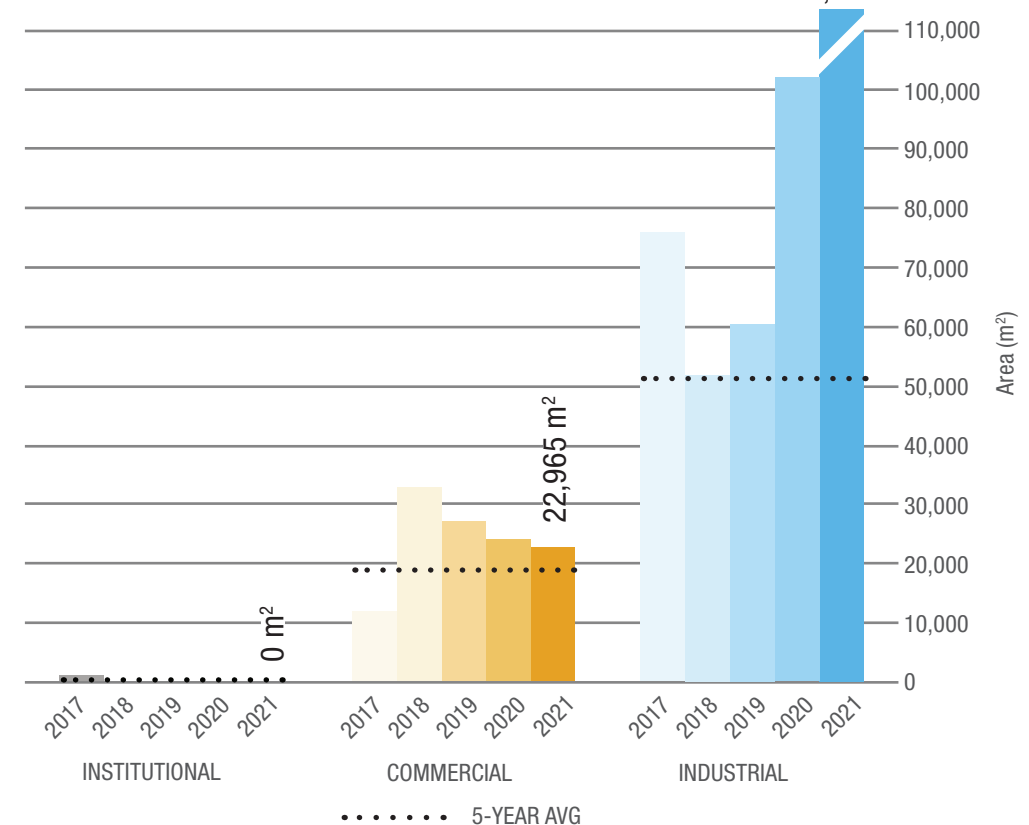
- > The total number of new ICI (Industrial, Commercial, and Institutional) floor area in-stream in 2021 (165,647 m²) saw an increase of 25% compared to the same period in 2020.

Total Floor Space In-Stream



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

Floor Space In-Stream by Type



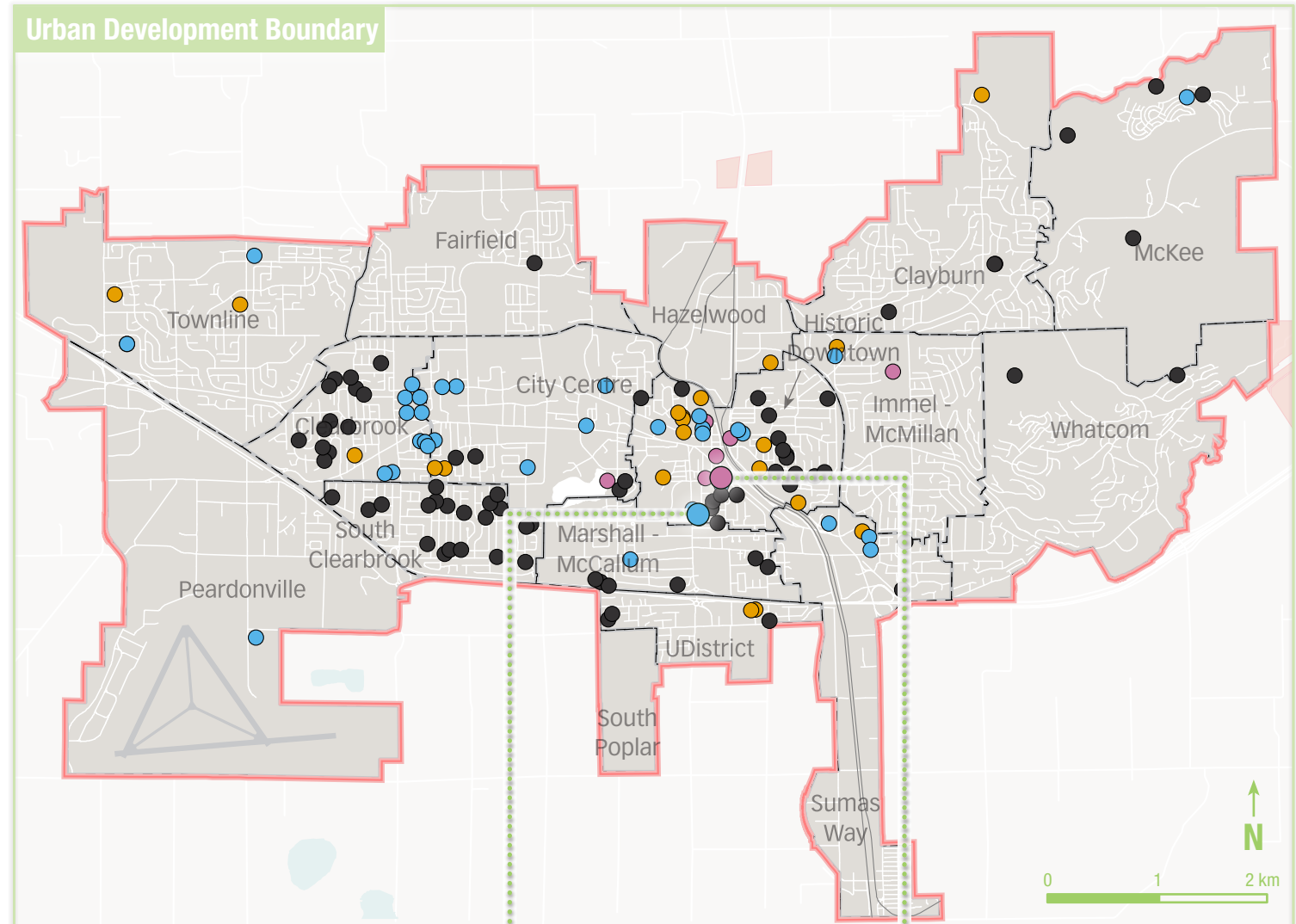
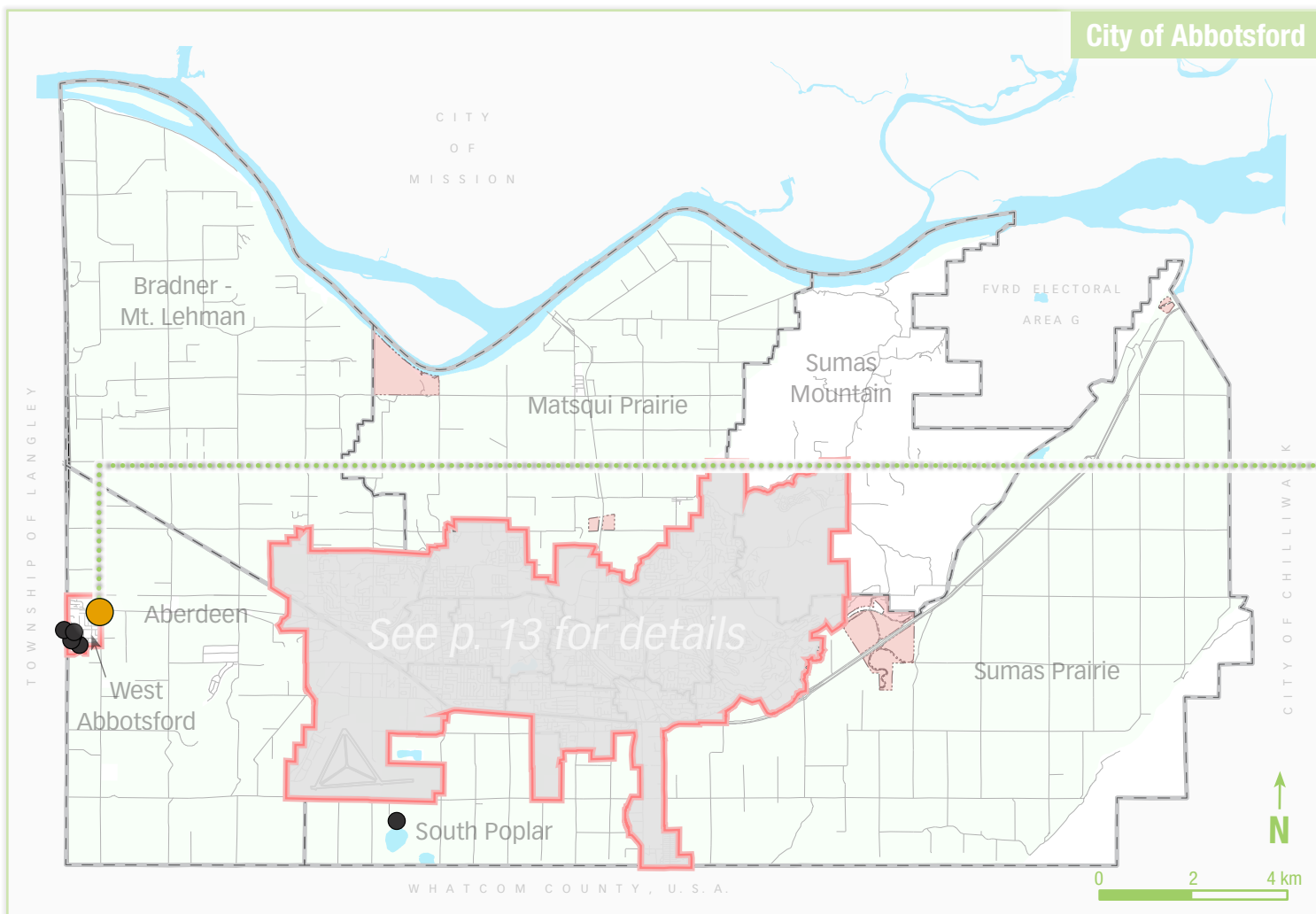
In-stream Industrial floor area reached a record high of 142,682 m².

In-Stream Residential Applications

Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

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



3010 Lefeuvre Rd
19 Townhouses TH



2236 McCallum Rd
174 Apartments +
10 Townhouses TH APT



33816 South Fraser Way
90 Apartments + 10 CRU
(1,566 m²) MU

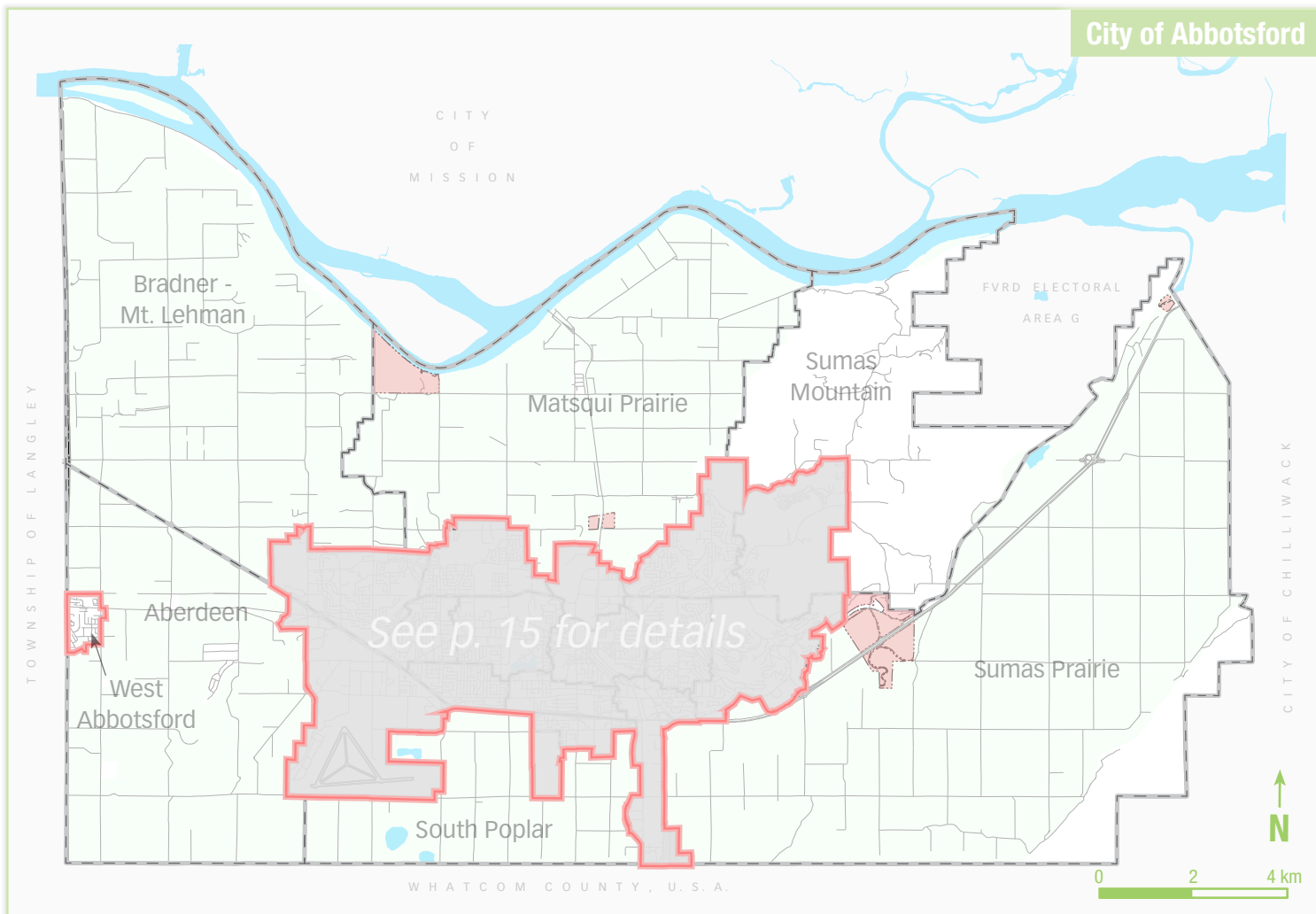


In-Stream ICI Applications

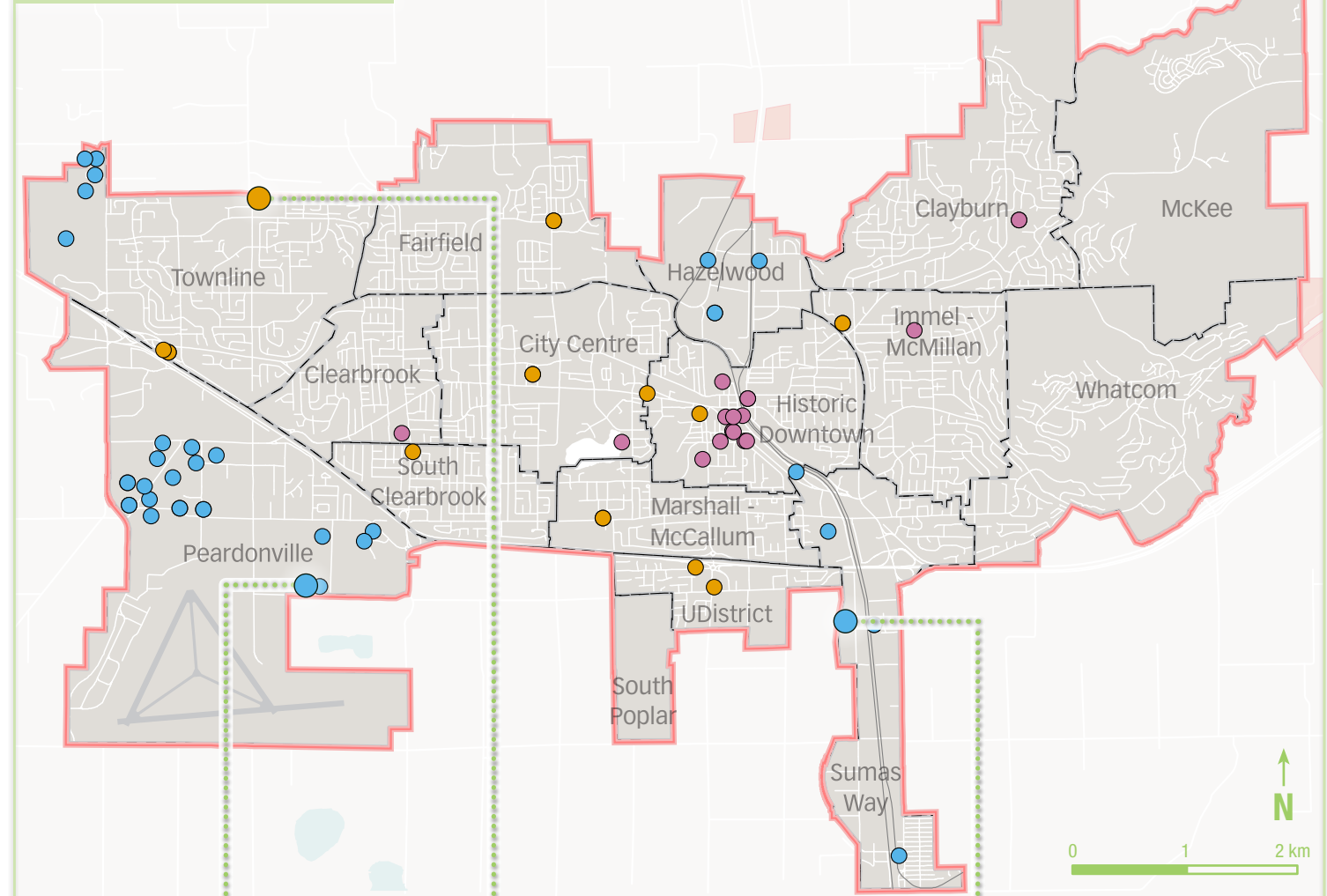
Application Type

- 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



3700 Townline Rd
4,338 m²

COM



1585 Riverside Rd
23,538 m²

IND

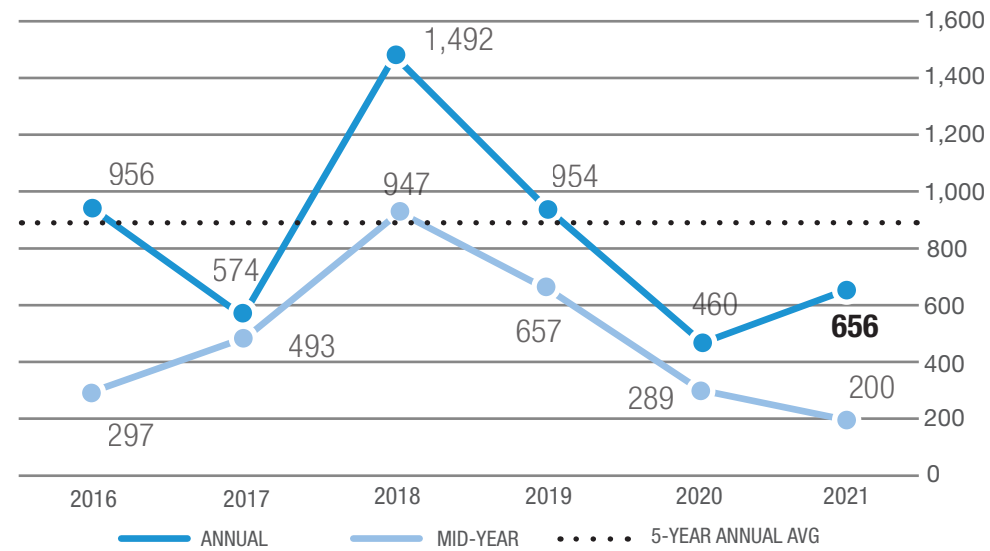


Approval & Issuance

Number of Residential Lots/Units Approved

> The approval of 656 units in 2021 reversed a downward trend beginning in 2019.

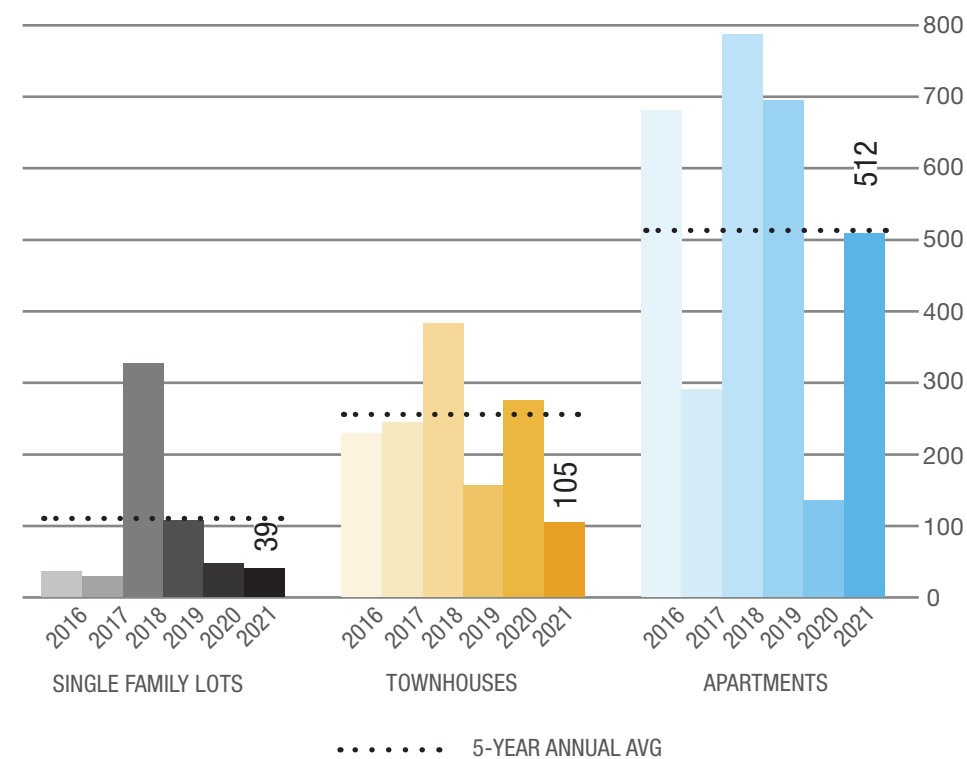
Total Lots/Units Approved



Multifamily units continue to make up the majority of approvals at 94%.

Apartment approvals returned close to the 5-year average and made up the majority of multifamily units approved.

Lots/Units Approved by Type

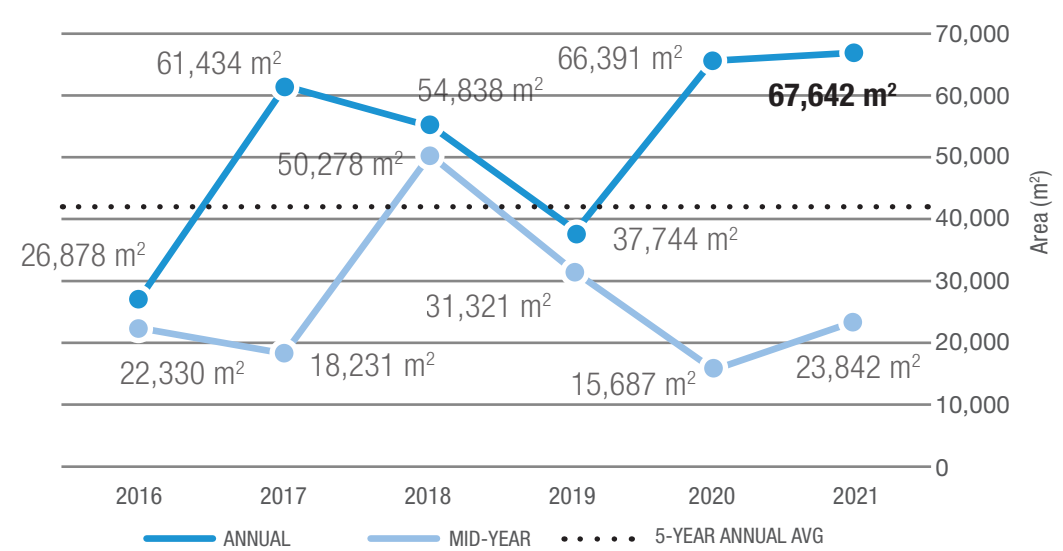


Approval & Issuance

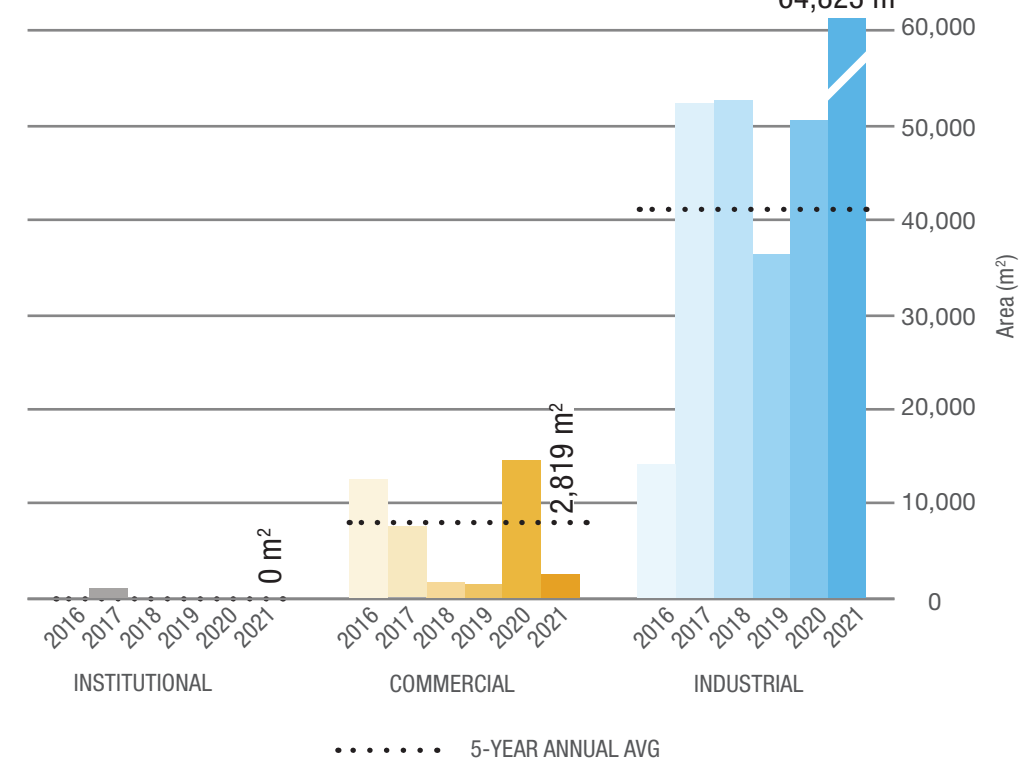
New ICI Floor Area Approved

> Despite a low mid-year figure, the total number of approved ICI (Industrial, Commercial, and Institutional) floor area climbed significantly in 2021. At 67,642 m², ICI floor area increased to record levels once again.

Total Floor Area Approved



Floor Area Approved by Type



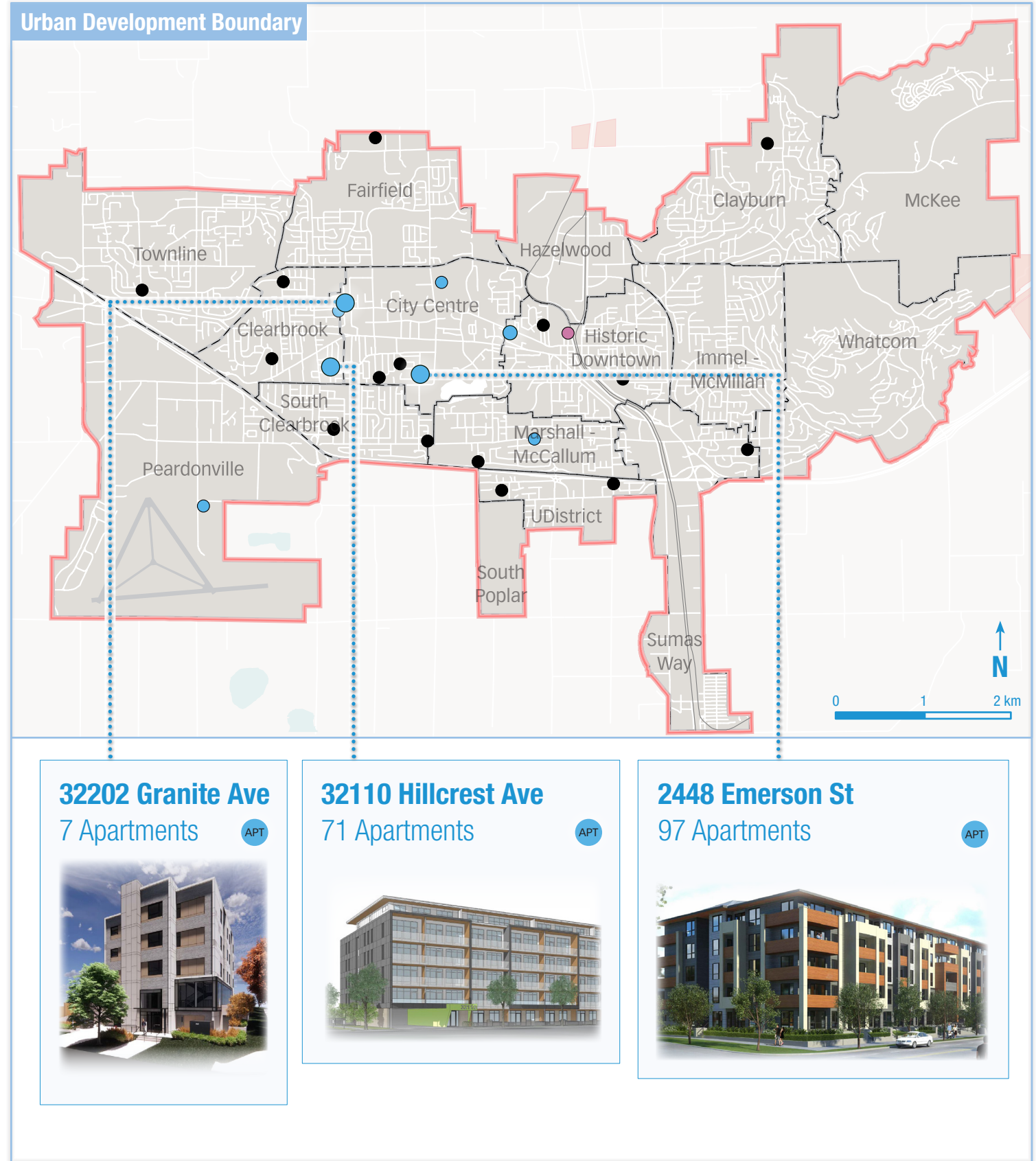
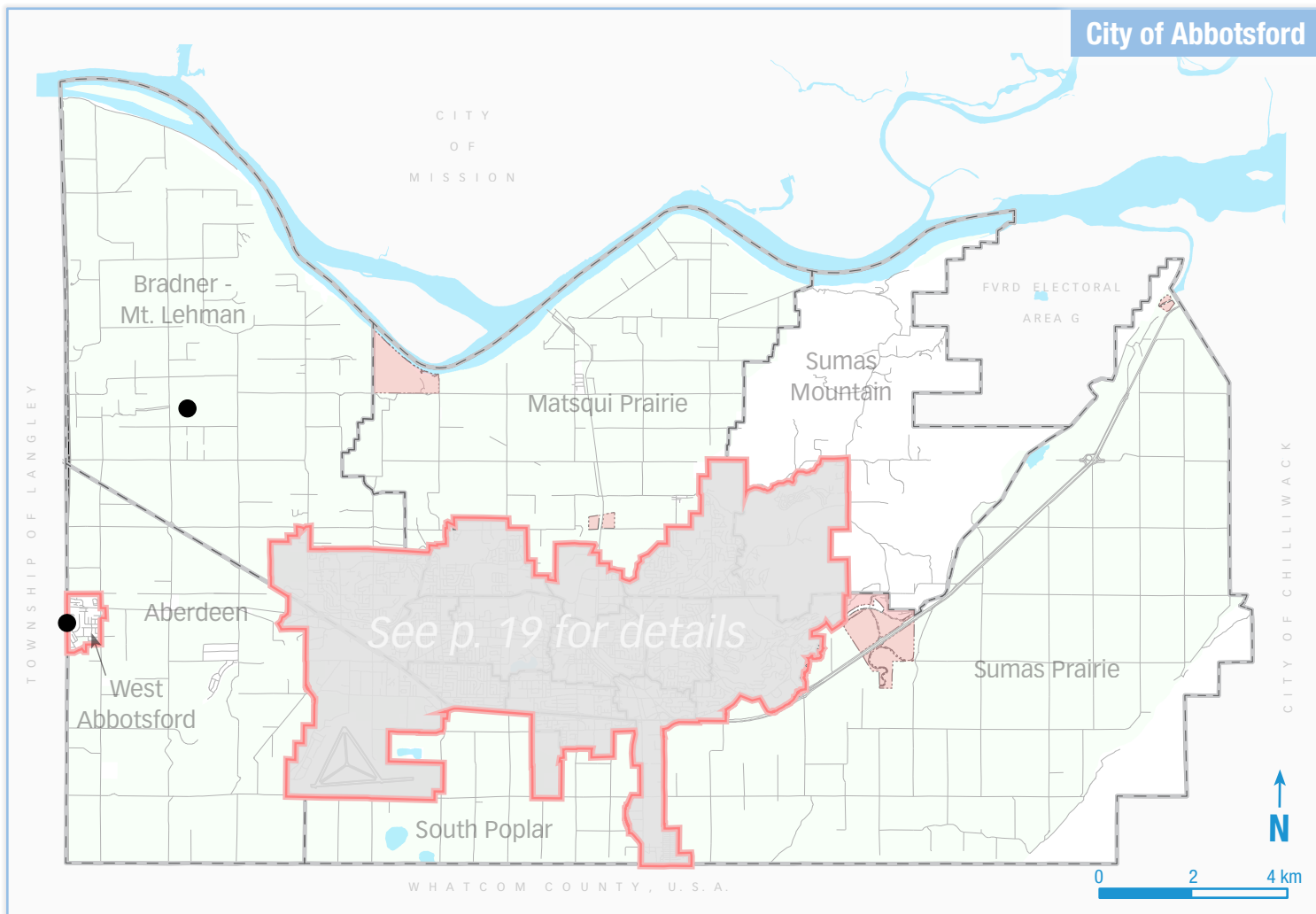
Industrial floor space approvals reached a record high in 2021.

Approved Residential Applications

Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

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

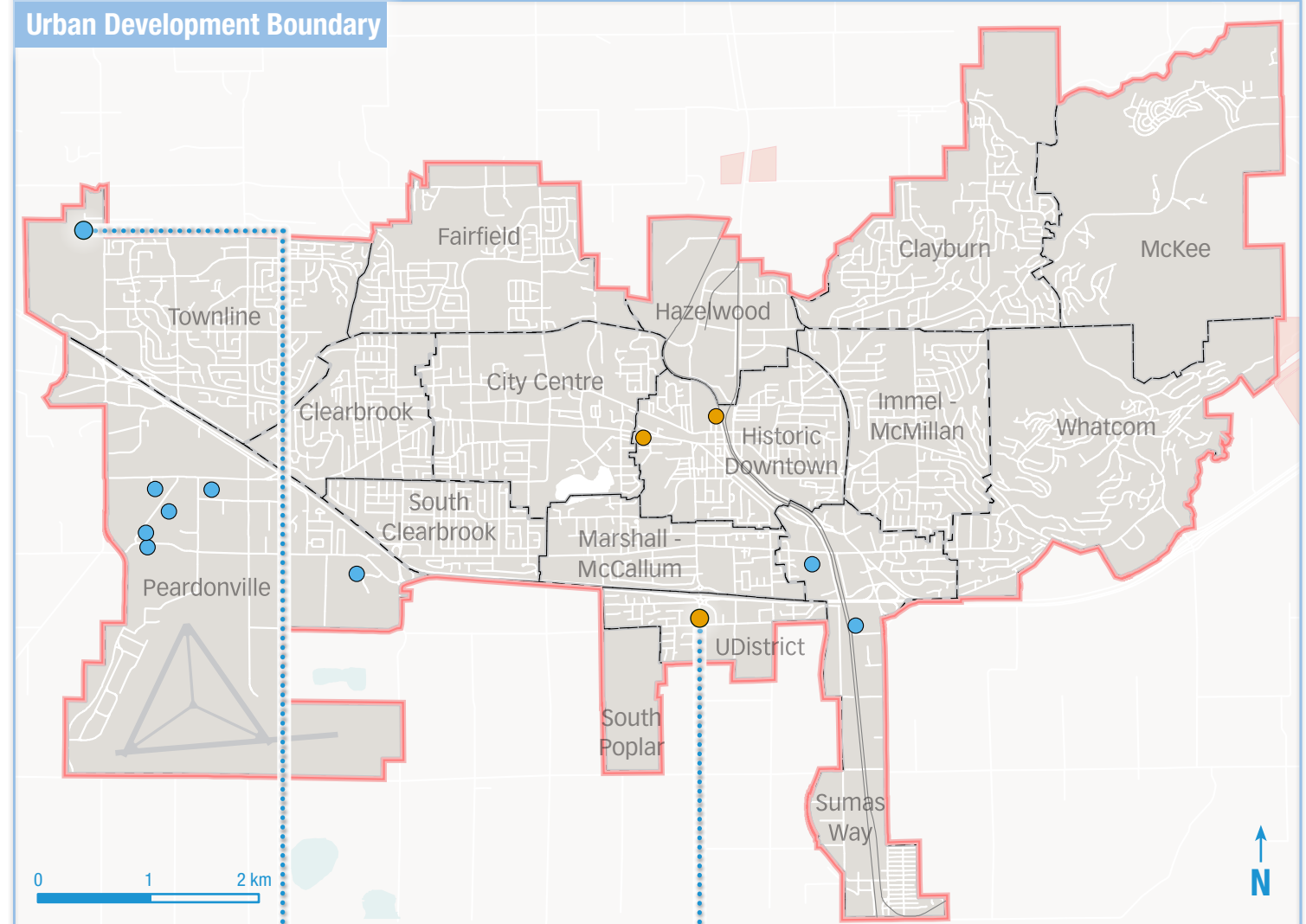
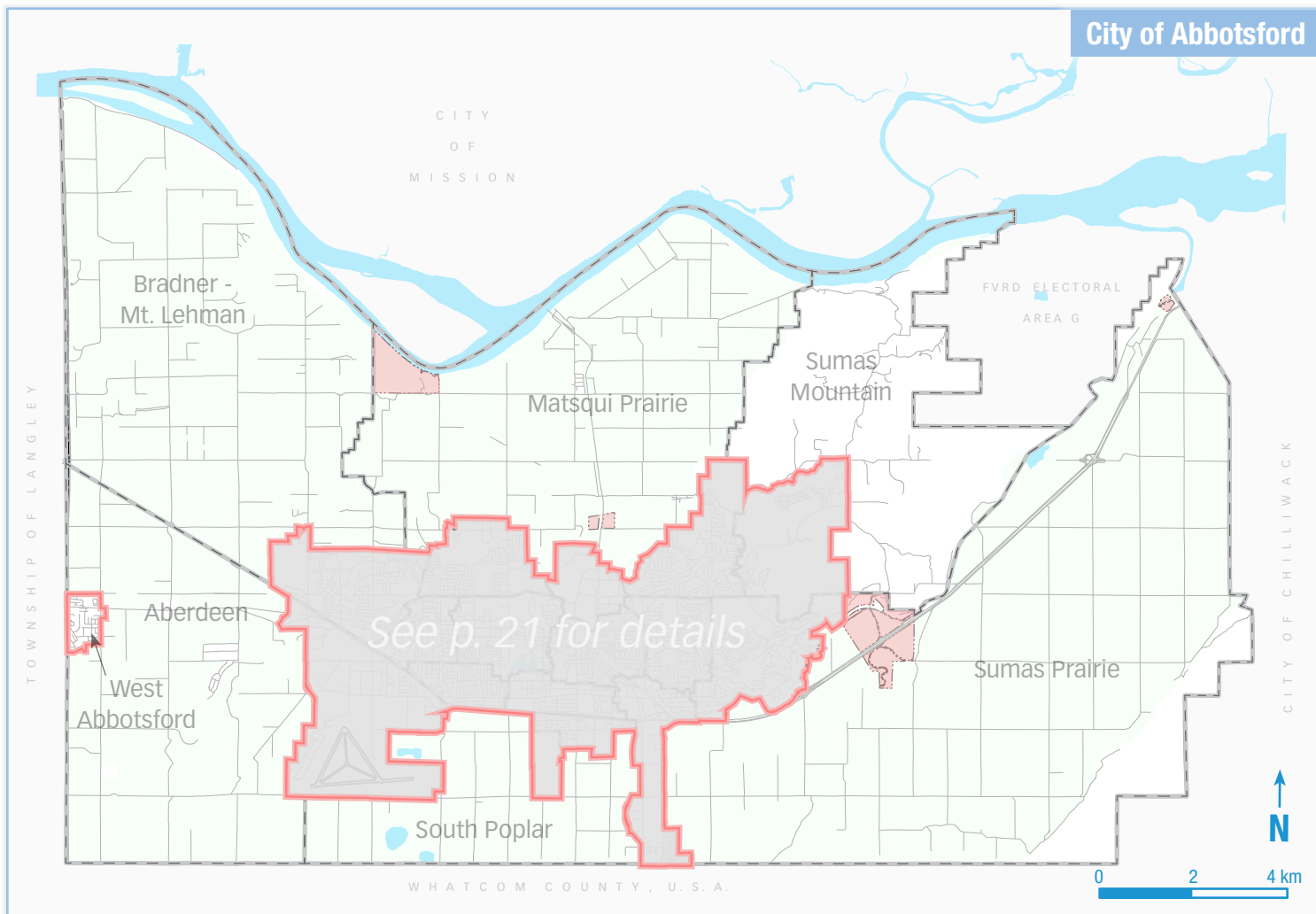


Approved ICI Applications

Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

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



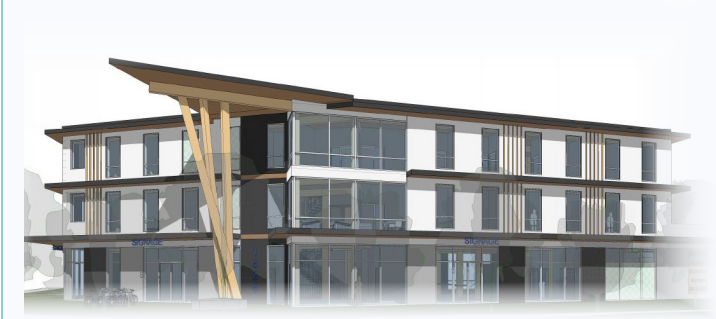
3707 Mt Lehman Rd
7,234 m²

IND



1626 McCallum Rd
2,403 m²

COM

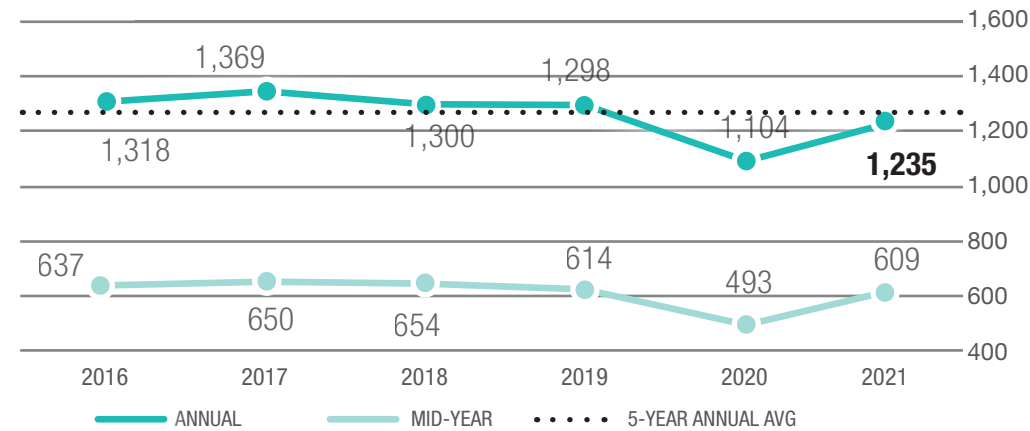


Construction

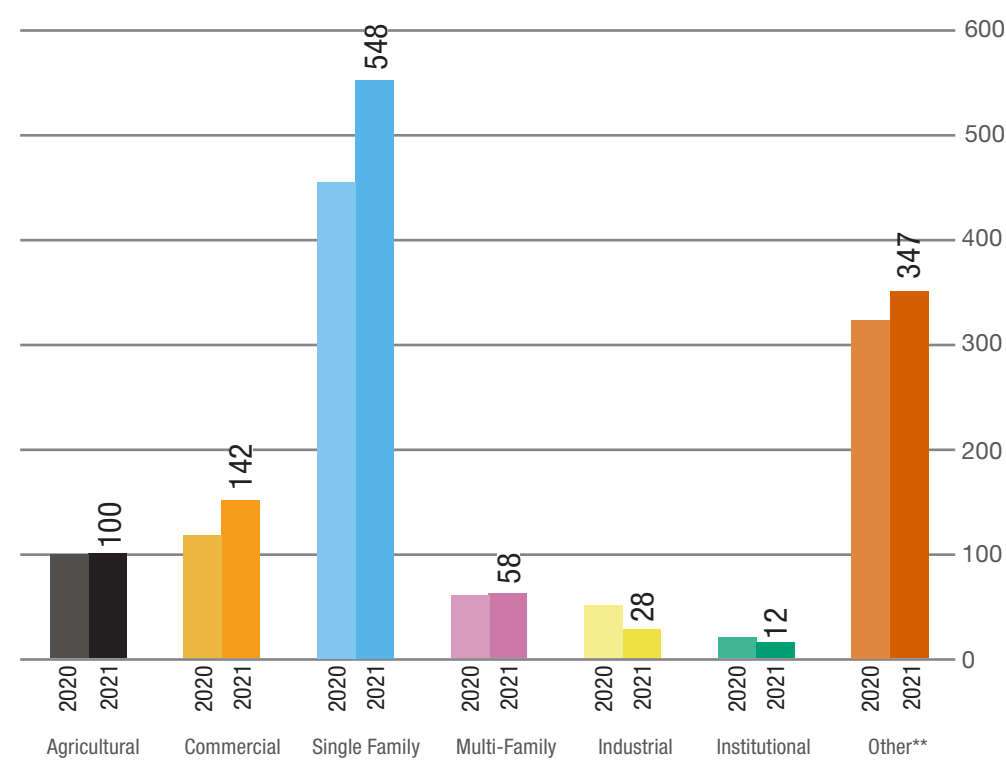
Building Permits (Number)*

> The number of building permits issued in 2021 approached the 5-year average at 1,235 after a lower output in 2020.

Total Building Permits Issued



Total Number of Building Permits Issued by Type



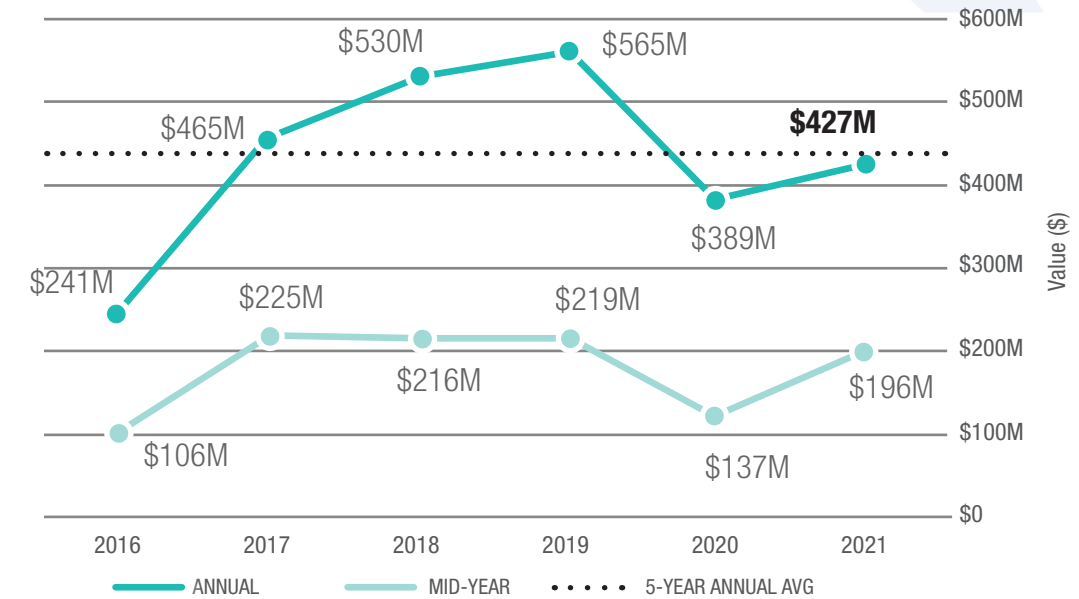
*Note: historical building permit numbers and values have been revised from previous reports to remove plumbing permits. Plumbing permit construction value is captured in the building permit construction value in accordance with Building Bylaw, 2018.

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

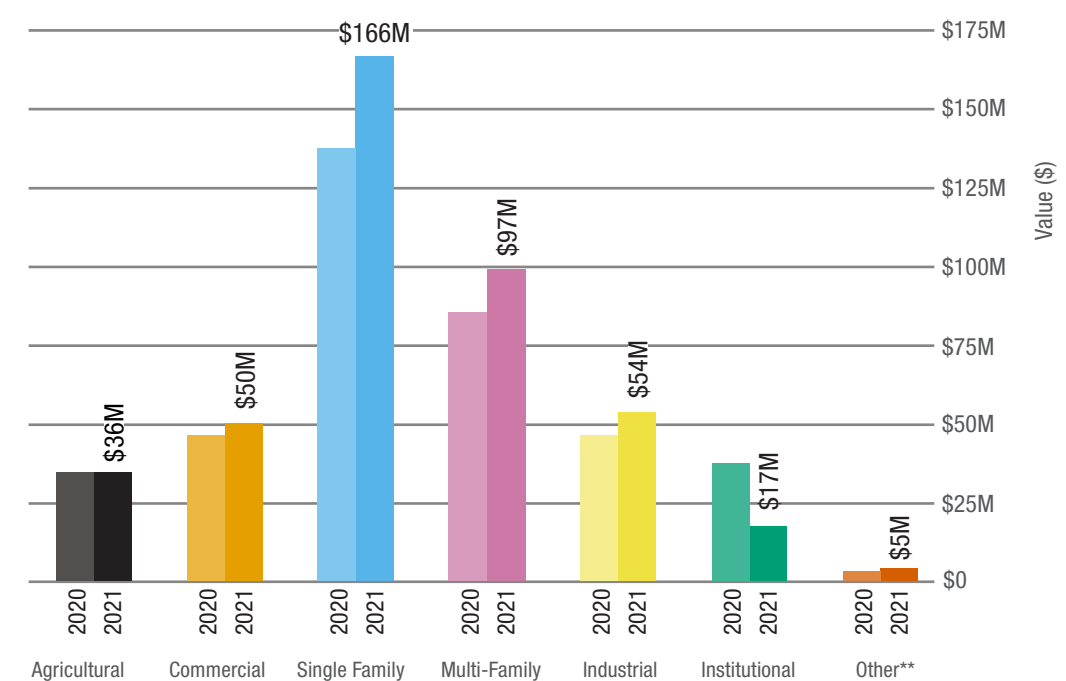
Building Permits (Value)*

> In 2021, construction value returned close to the 5-year average after a lower output in 2020.

Total Value of Building Permits Issued



Total Construction Value of Building Permits Issued by Type



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

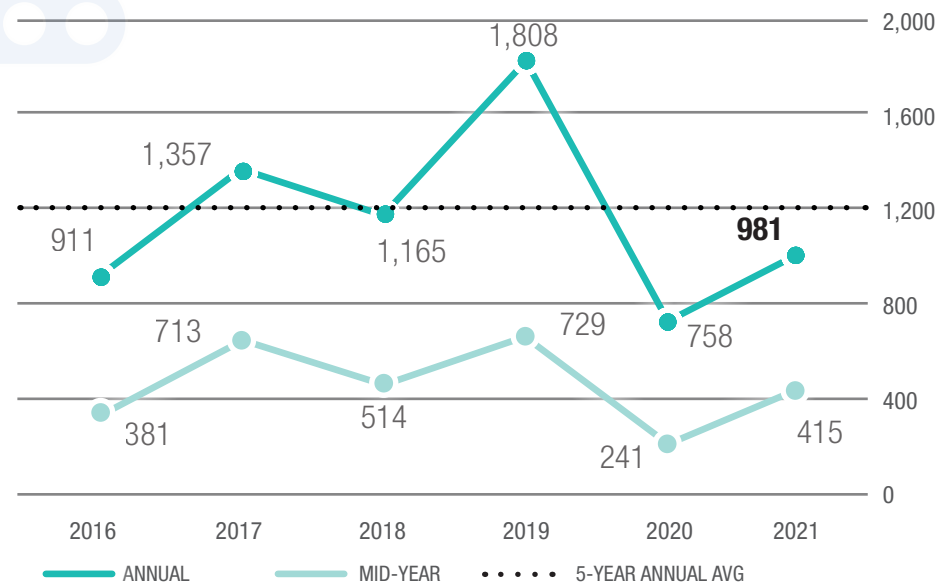
Generally, construction value for all types either remained consistent or slightly increased since 2020. The largest recovery was for Single Family construction, reaching \$166 million in value.



Construction

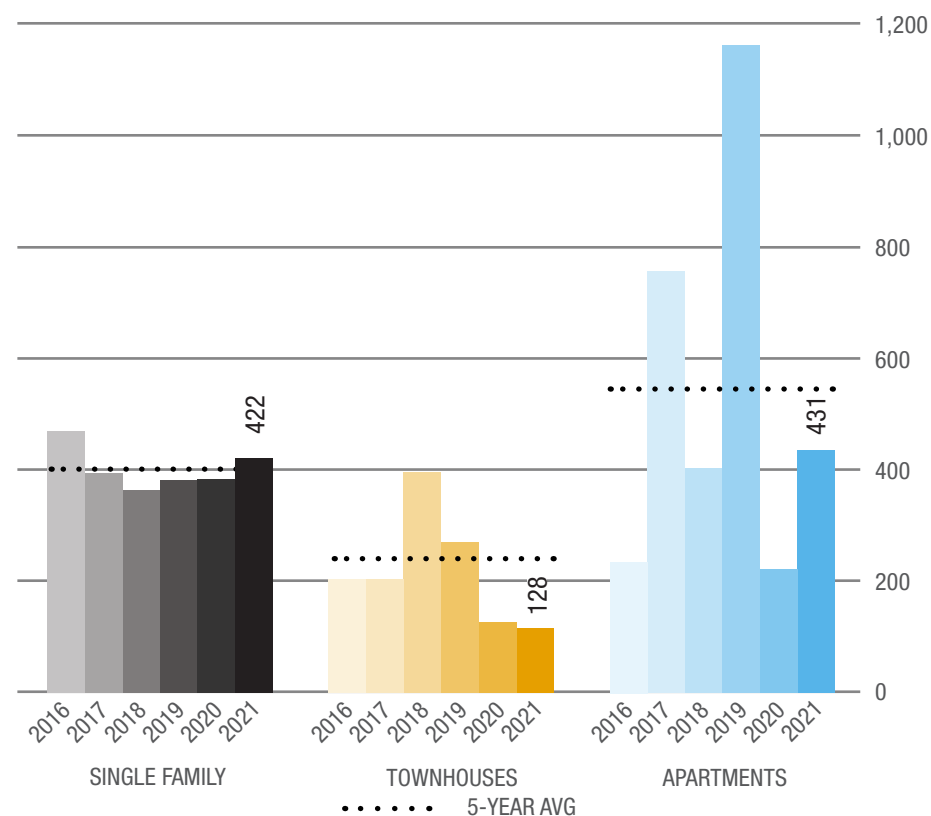
Single Family, Townhouse & Apartment Units (New Construction & Improvements)

Total Number of New Units



Residential units started to rise again in 2021 and experienced nearly a 30% increase from 2020.

New Units by Type

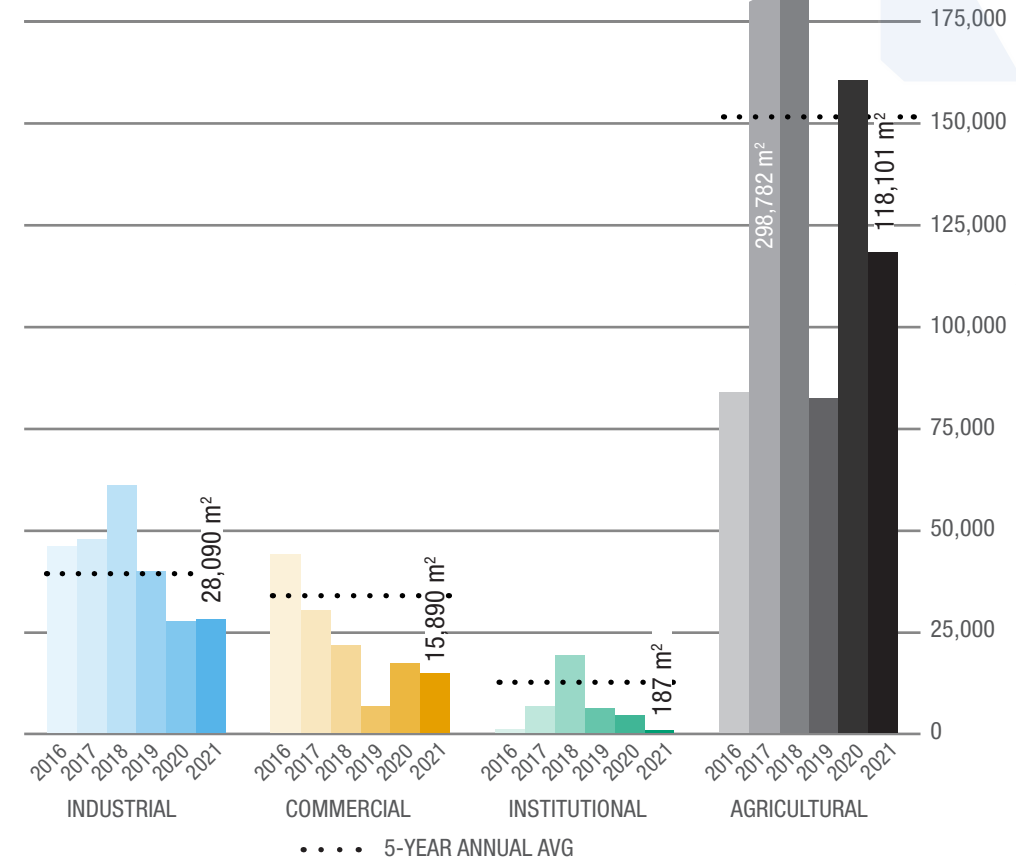


New single family units continued to hover near the 5-year average, while new apartment units doubled since 2020.

Construction

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

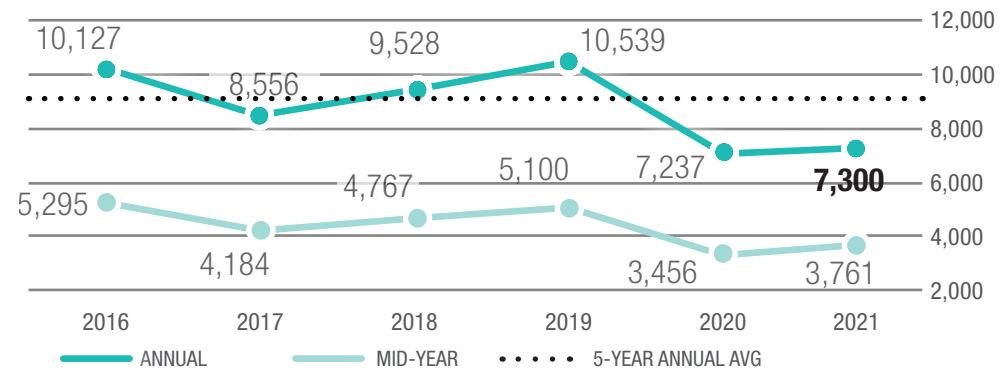
New Floor Area by Type



Agricultural floor area accounted for 73% of new non-residential construction and improvements.

Building Inspections*

Total Number of Building Inspections

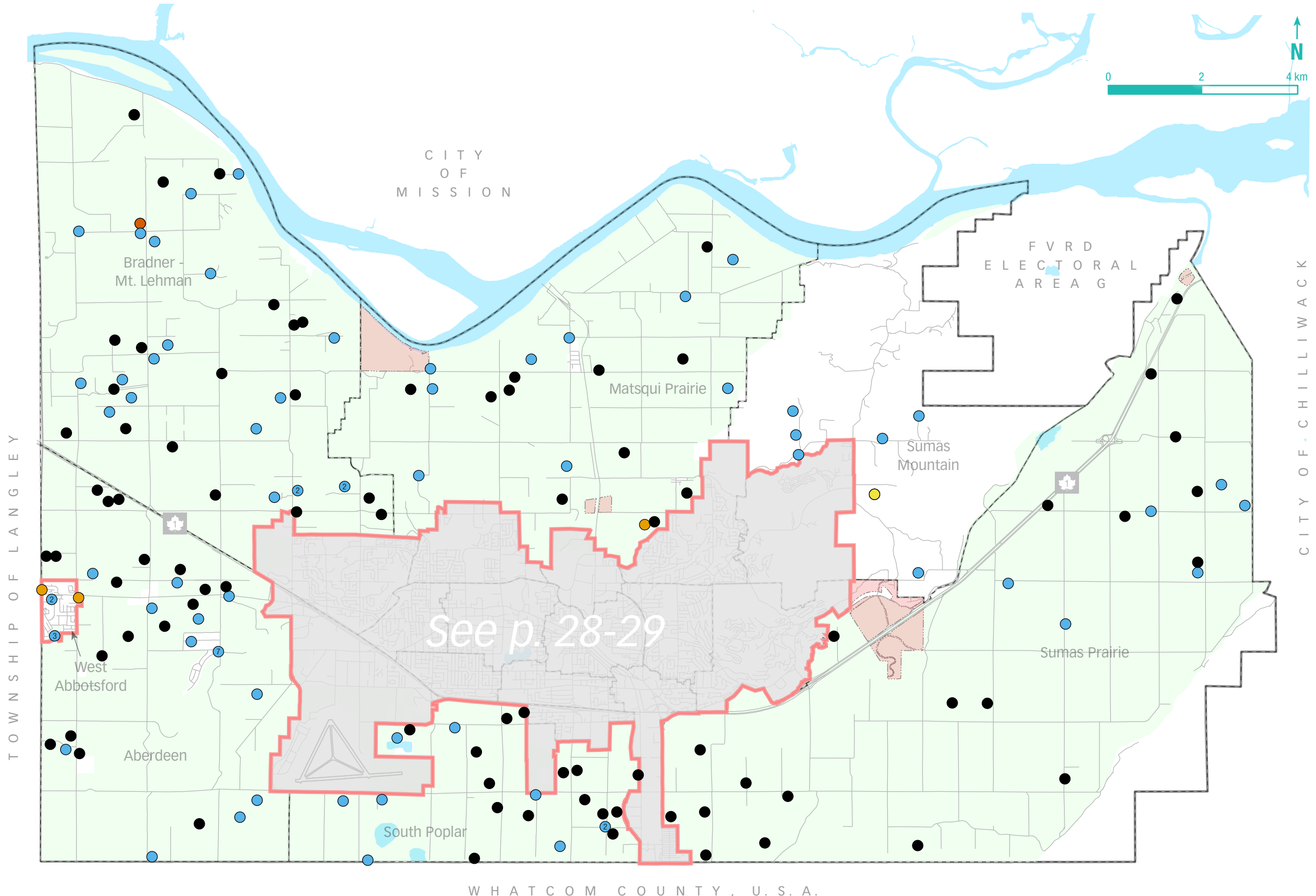


The number of building inspections for 2021 remained consistent with 2020.

*Note: historical building inspection values have been revised from previous reports.

Issued Building Permits

New Construction & Improvements



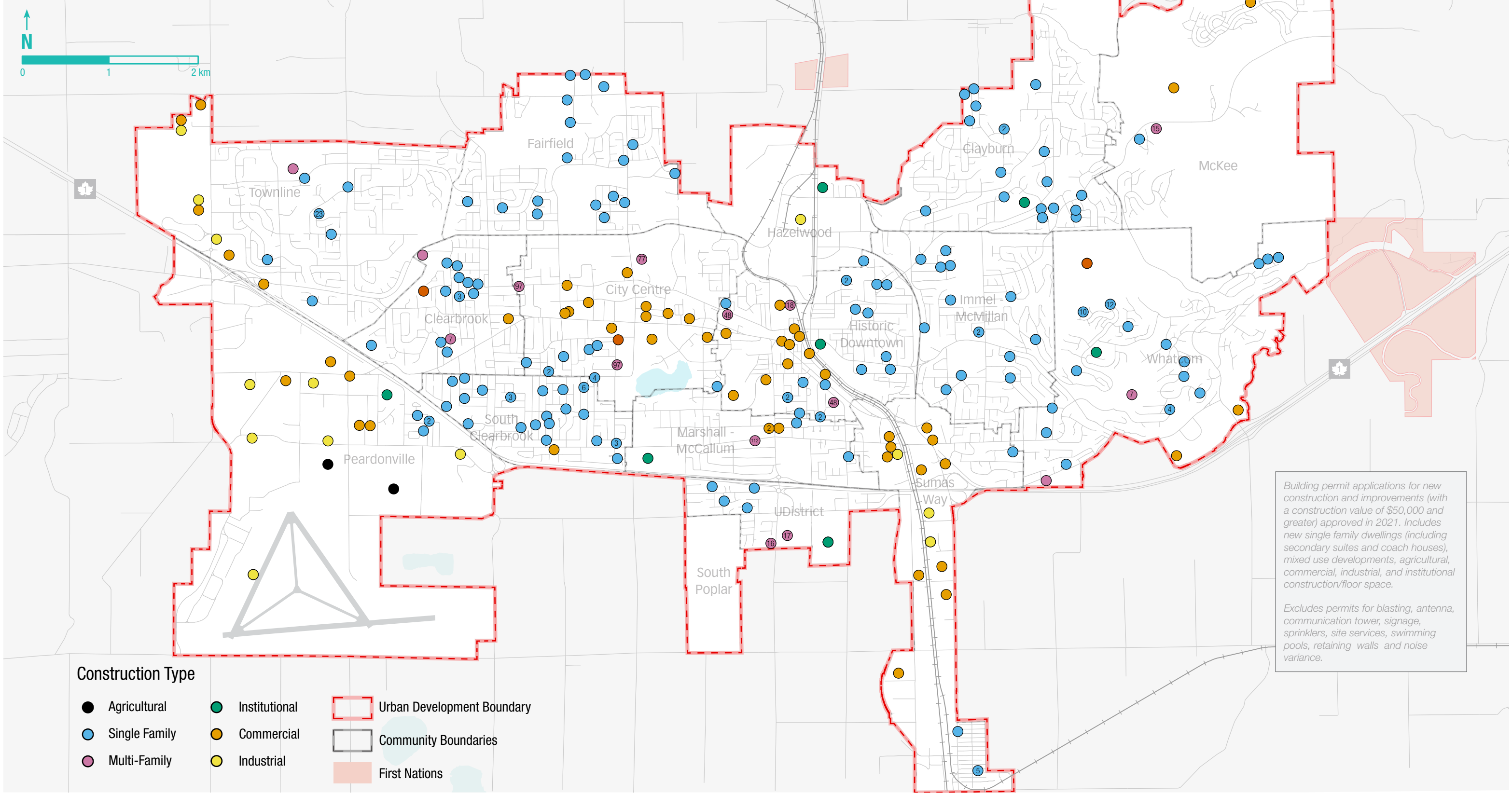
- Construction Type**
- Agricultural
 - Single Family
 - Commercial
- Urban Development Boundary
 Community Boundaries
 Agricultural Land Reserve
 First Nations

Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2021. 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



Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2021. 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

- Agricultural
- Institutional
- Single Family
- Commercial
- Multi-Family
- Industrial
- ▭ Urban Development Boundary
- ▭ Community Boundaries
- ▭ First Nations

2021 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).

- JAN** **McKee Neighbourhood Plan**
 Q1-Q2 2021
 Staff worked with an engineering consultant to undertake a preliminary technical analysis of the infrastructure that will be required to facilitate future development. In late June, the preliminary technical analysis was shared with key stakeholders for review and comment.
- FEB** **AgRefresh**
 Q1 2021
 Staff met with the Agriculture Advisory Committee on specific AgRefresh topics, and continued preparation of draft policies and regulations. The City continued to monitor the Provincial 'ALR Residential Flexibility Initiative' regarding small accessory residences.
- MAR** **Zoning Bylaw Update**
 JANUARY - FEBRUARY 2021
 Staff introduced the Zoning Bylaw Update project to three Council Committees: Development, Transportation and Infrastructure; Community, Culture and Environment; and Business, Innovation and Public Affairs.

Q1

- JUL** **McKee Neighbourhood Plan**
 Q3-Q4 2021
 Staff continued to work on the Neighbourhood Plan Concept, including the preliminary technical analysis of infrastructure. Community engagement took place in the fall, which included an in-person design workshop for stakeholders and an online questionnaire. Staff began drafting the Stage 2 Report.
- AUG** **AgRefresh**
 Q3 2021
 Staff met with Council's Agriculture Advisory Committee in September to discuss the draft policies and regulations prior to finalizing the Stage 3 Report. Council received the Stage 3 Report on October 4, 2021, directing staff to undertake the final engagement on the draft AgRefresh updates and move forward with the Bylaw Compliance Approach.
- SEP** **Zoning Bylaw Update**
 Q3 2021
 Staff completed the preparation of draft regulations for engagement and consultation in the fall of 2021.

Q3

- APR** **AgRefresh**
 Q2 2021
 Staff continued work on a draft Stage 3 Report, preparing draft policies, regulations, and a Bylaw Compliance Approach.
- MAY** **Zoning Bylaw Update**
 APRIL - MAY 2021
 Staff provided an update to Council about the early ideas being explored in the Zoning Bylaw Update project, and also shared the ideas with three Council Committees: Development, Transportation and Infrastructure; Community, Culture and Environment; and Business, Innovation and Public Affairs.
- JUN** **Zoning Bylaw Update**
 MAY - JUNE 2021
 Staff continued to refine the early ideas and prepare draft regulations for continued engagement and consultation beginning in fall 2021.

Q2

- OCT** **AgRefresh**
 Q4 2021
 The City launched a comprehensive community engagement campaign to gather feedback on the draft policies and regulations. Residents, business owners, community partners, agriculture industry stakeholders, and government agencies were invited to review the AgRefresh Stage 3 Report and provide comments through Let's Talk Abbotsford, by email, or by telephone. The draft policies and regulations were also discussed with select Council Committees.
- NOV** **Zoning Bylaw Update**
 Q4 2021
 Staff used the draft regulations to conduct a public questionnaire, send stakeholder referrals, and present to Council Committees. Feedback from this engagement will be used to prepare final regulations for Council's consideration in early 2022.
- DEC**

Q4



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

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