# Table of Contents

**Planning & Development Services** .......................................................... 3  
**Introduction** ............................................................................................ 4  
**Application Process** .............................................................................. 4  
**2018 Highlights** ..................................................................................... 5  
**Inquiry, Submission & Review** ................................................................. 6  
  - Development Inquiry Meetings ............................................................. 6  
  - Land Development Applications Received .......................................... 7  
  - Land Development Applications Received Map ................................. 8  
**In-Stream Development Applications** ...................................................... 10  
  - Residential Lots & Units ..................................................................... 10  
  - Industrial, Commercial & Institutional Floor Space .............................. 11  
  - Residential Lots & Units Map ............................................................... 12  
  - Industrial, Commercial & Institutional Floor Space Map ..................... 14  
**Approval & Issuance** ............................................................................... 16  
  - Residential Lots & Units ..................................................................... 16  
  - Industrial, Commercial & Institutional Floor Space .............................. 17  
  - Residential Lots & Units Map ............................................................... 18  
  - Industrial, Commercial & Institutional Floor Space Map ..................... 20  
**Construction** ........................................................................................... 22  
  - Number of Building Permits ................................................................. 22  
  - Value of Building Permits ..................................................................... 23  
  - Residential Units .................................................................................. 24  
  - New Agricultural, Industrial, Commercial & Institutional Floor Space ... 25  
  - Building Inspections ............................................................................. 25  
  - Issued Building Permits Map (Rural) ..................................................... 26  
  - Issued Building Permits Map (Urban) ................................................... 28  
**Departmental Initiatives** ......................................................................... 30  

Cover image of the “Rex” rental apartments on King Street in the UDistrict. 

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

The “Rex” development on King Street in the UDistrict,
Introduction

The 2018 Planning and Development Services (PDS) Annual Report summarizes how we’ve progressed over the past year. The document outlines progress and accomplishments regarding development activity and trends, and departmental 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 & 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 & 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.
2018 Highlights

- 395 Development Inquiry Meetings this year.
- 325 new residential lots approved and building permits issued for 770 single family units.
- 378 townhouse units approved and building permits issued for 397 units.
- 789 apartment units approved and building permits issued for 404 units.

New Record
Development permits issued for 53,174 m² (571,152 ft²) of industrial floor space.

New Record
Total Building Permit Value $553 million
Inquiry, Submission & Review

Development Inquiry Meetings

For 2018 staff coordinated 395 Development Inquiry Meetings (DIM) a decrease of 13% compared to 2017 (454). The 2018 total continues the long-term upward trend and exceeds the four year average (266).

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 2018 (253) decreased 1% (3) compared to the same period in 2017 (256).
Agricultural Land Reserve applications (19), and Development Permits (61) received increased compared to the same period in 2017. Subdivision (89) and Rezoning (84) applications received in 2018 slightly decreased compared to 2017. No Official Community Plan amendment applications were received in 2018.

The number of Subdivision and Rezoning applications decrease may be attributed to the pause in infill applications. The OCP Amendment applications continue a downward trend.
Land Development Applications Received

Application Type (number of applications)

- Agricultural Land Reserve (19)
- Development Permits (61)
- Subdivisions (89)
- Rezonings (84)
- OCP Amendments (0)

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

See Inset for details
Marshall - McCallum

South Clearbrook

Fairfield

Historic Downtown

McKee

Clayburn

Immel McMillan

Whatcom

City Centre

Sumas Way

2814 Gladwin Rd
153 Apartments

32154 George Ferguson Way
97 Apartments

2059 Peardonville Rd
2,645m²
The total number of lots/units in-stream at the end of 2018 (3,792) increased by 69% from the same period in 2017 (2,244). The number of apartment units and single family lots in-stream both doubled compared to the same period in 2017.

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

The total number of apartments in-stream at the end of 2018 doubled compared to the same period in 2017.
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 2018 (84,925 m²) decreased by 4% compared to the same period in 2017 (88,021 m²).

Total in-stream ICI floor area dropped due to the decrease in in-stream Industrial floor area (approved for development pg. 17).

In-stream Industrial floor area was down down due to the record amount approved recently.
In-Stream Residential Applications

Application Type (number of applications)

- Single Family - 128
- Townhouse - 19
- Apartment - 19
- Mixed Use - 8

Urban Development Boundary (UDB)
Community Boundaries
Agricultural Land Reserve
In-Stream ICI Applications

Application Type (number of applications)

- Institutional - 0
- Commercial - 11
- Industrial - 12
- Mixed Use - 8

Urban Development Boundary (UDB)
Community Boundaries
Agricultural Land Reserve

See Inset for details
2018 approved residential development applications was a record year (1,492 lots/units) exceeding the record set in 2008 (1,327 approved lots/units).

The total number of units approved in 2018 (1,492) nearly tripled the number for 2017 (574) and doubled the 5-year average (674).

Lots/Units Approved by Type

- SINGLE FAMILY (LOTS)
  - 2013: 325
  - 2014: 378
  - 2015: 400
  - 2016: 450
  - 2017: 475
  - 2018: 378

- TOWNHOUSES
  - 2013: 100
  - 2014: 125
  - 2015: 150
  - 2016: 175
  - 2017: 200
  - 2018: 225

- APARTMENTS
  - 2013: 600
  - 2014: 700
  - 2015: 800
  - 2016: 900
  - 2017: 1,000
  - 2018: 1,100

- 5-YEAR ANNUAL AVG
Approval & Issuance

New ICI Floor Area Approved

The total number of new ICI (Industrial, Commercial, and Institutional) floor area approved in 2018 (54,838 m²) increased 36% over the 5-year annual average (40,253 m²) and decreased slightly compared to the total for 2017 (61,434 m²).

Total Floor Area Approved

Floor Area Approved by Type

53,174 m² of Industrial floor area was approved in 2018, twice the 5-year average (22,447 m²).

Mayne Coatings, the largest Industrial project by floor area on record (34,868 m²), was approved at the beginning of 2018.
Approved Residential Applications

Application Type (number of applications)

- Single Family - 28
- Townhouse - 7
- Apartment - 7
- Mixed Use - 2

Urban Development Boundary (UDB)
Community Boundaries
Agricultural Land Reserve

See Inset for details
McKee Historic Downtown
Marshall - McCallum
City of Chilliwack
2485 Montrose Ave
108 Apartments & 860m²
33309 Old Yale Rd
60 Rental Apartments
2860 Livingstone Ave
173 Townhouses
Approved ICI Applications

Application Type (number of applications)

- Institutional - 0
- Commercial - 3
- Industrial - 5
- Mixed Use - 2

Urban Development Boundary (UDB)
Community Boundaries
Agricultural Land Reserve

See Inset for details
Historic Downtown
Marshall - McCallum

CITY OF CHILIAWACK

UDistrict

1

33385 Maclure Rd
3,516m²

Mayne Coatings
34,868m²

2

BC Transit
3,700m²

3
Construction

Building Permits (Number)

The number of building permits received in 2018 is comparable to the previous two years.

Total Building Permits

<table>
<thead>
<tr>
<th>Year</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>1,584</td>
<td>1,374</td>
<td>1,577</td>
<td>1,613</td>
<td>1,690</td>
<td>1,624</td>
</tr>
</tbody>
</table>

The number of commercial, institutional, and multifamily building permits increased in 2018 compared to 2017.

Total Number of Building Permits by Type

- Agricultural
- Commercial
- Single Family
- Multi-Family
- Industrial
- Institutional
- Other

The number of building permits received in 2018 is comparable to the previous two years.
The value of building permits for 2018 has followed the same pattern as 2017. 2018 was the first year on record that the building permits total construction value had exceeded $500 million.

The value of single family residential building permits has increased by 26% (+$28 million) for 2018 compared to 2017.

The value of commercial building permits has increased by 77% (+$30 million) for 2018 compared to 2017.

The jump in the value of institutional building permits can be attributed to the new courthouse. The new courthouse's building permit was issued at the beginning of July for $87 million.
Construction
Single Family, Townhouse & Apartment Units (New Construction & Improvements)

Total Number of New Units

Despite a small dip in 2018, the number of total units from issued building permits is trending upward year over year.

The number of new townhouses from issued building permits in 2018, increased significantly compared to previous years.

The spike in number of new apartments in 2017 can be attributed to the timing of issuance. For the same period in 2018, the number of new apartments continues the upward trend in number of new units each year.

Despite a small dip in 2018, the number of total units from issued building permits is trending upward year over year.

New Units by Type
Construction

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

New Floor Area by Type

200,000 m²

150,000 m²

100,000 m²

50,000 m²

0

2013 2014 2015 2016 2017 2018

INDUSTRIAL COMMERCIAL INSTITUTIONAL AGRICULTURAL

5-YEAR ANNUAL AVG

Agricultural Floor area continued the upward trend over the last few years despite the significant decrease compared to the same period last year.

The high volume of Industrial development permits approved in 2017 started to receive building permits in 2018.

The new courthouse accounts for the increase in Institutional floor space.

Building Inspections

Total Number of Building Inspections

16,000

14,000

12,000

10,000

8,000

6,000

4,000

2,000

0

2013 2014 2015 2016 2017 2018

ANNUAL 5-YEAR ANNUAL AVG

The number of building inspections is up for 2018 compared to 2017.
Issued Building Permits
New Construction & Improvements 2018
Building permit applications for new construction and improvements (with a construction value of $50,000 and greater) approved in 2018. 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.
Building permit applications for new construction and improvements (with a construction value of $50,000 and greater) approved in 2018. 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)

- Commercial (67,159 m²)
- Industrial (13,964 m²)
- Institutional (17,618 m²)
- Multi Family (710 units)
- Single Family (192 dwellings)
- Other (2,857 m²)

Urban Development Boundary (UDB)

Community Boundaries
Infill Study
APRIL - MAY 2018
Stage 2 - preparation of infill housing options and community engagement. The options were presented and public feedback was collected during three open houses in mid-May, 2018.

AgRefresh
APRIL 23, 2018
In consideration of the 2018 Provincial initiative to ‘revitalize the ALR and ALC’, the City paused AgRefresh to allow coordination of the City’s work with resulting legislative and/or regulatory changes expected in early 2019.

UDistrict Neighbourhood Plan
May 28, 2018
Stage 4 - UDistrict Neighbourhood Plan adopted by Council.

Infill Study
JUNE 18, 2018
A summary of community input was presented to Council. Stage 3 launched at the end of Q2. For more details, see abbotsford.ca/urban3infill
UDistrict Neighbourhood Plan will provide a unique opportunity for the City and the University of the Fraser Valley to work together for a future vision.

Historic Downtown Neighbourhood Plan will renew the vision of the neighbourhood and will provide an opportunity to celebrate the area’s heritage and enhance the vibrant community that is there today.

City Centre Neighbourhood Plan will develop a new vision for a more populated, attractive, and walkable neighbourhood at the heart of our urban area.
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