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
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

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.
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).

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).
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.

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)
- Rezonings (20)
- Subdivisions (19)

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

See Inset for details
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 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.

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

Lots\Units In-Stream by Type (Mid-Year)
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 (35,913 m²), exceeding the high set in 2017.

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
1. 32275 George Ferguson Way
   118 Apartments

2. 2714 Montrose Ave
   14 Townhouses
   & 366 m²

3. 1518 McCallum Rd
   73 Townhouses

Historic Downtown
Marshall - McCallum
UDistrict

Fairfield
Clearbrook
City Centre
South Clearbrook
Hazelwood
Immel McMillan
Clayburn
Whatcom
McKee
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
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%.

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).

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%.
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).

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

See Inset for details
McKee
Historic Downtown
Marshall - McCallum

City of Chilliwack

1. Court
153 Apartments

2. 32838 Ventura Ave
70 Apartments & 115 m²

3. 2267 McKenzie Rd
48 Apartments
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.

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.
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.

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).
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

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

Building Inspections

Total Number of Building Inspections

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

DISTRIBUTION OF MISSION

Matsqui Prairie

Bradner - Mt. Lehman

Aberdeen

South Poplar

West Abbotsford

TOWNSHIP OF LANGLEY

WHATCOM COUNTY, U.S.A.
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.

**Construction Type (Rural)**
- Agricultural (51,906 m²)
- Single Family (72 dwellings)
- Institutional (0 m²)
- Commercial (0 m²)
- Urban Development Boundary (UDB)
- Community Boundaries
- Agricultural Land Reserve
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.
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
2019 Current Initiatives

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.

FEB

City Centre Neighbourhood Plan
APRIL 15, 2019
The final City Centre Neighbourhood Plan was adopted by Council.

MAR

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.

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.

JUN
McKee Neighbourhood Plan
JANUARY - JUNE, 2019
Stage 1 - Staff continued to work on the background research studies and drafting the stage report.

Historic Downtown Neighbourhood Plan
APRIL 15, 2019
The final Historic Downtown Neighbourhood Plan was adopted by Council.

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.

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.