



2026

MID-YEAR REPORT

Planning & Development Services



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Cover image: 2427 Montrose Ave
Image by: Kasian Architecture

Source of all data: City of Abbotsford, Planning and Development Services unless otherwise stated. The City of Abbotsford has made an effort to summarize data in an easy to use format for the public’s benefit. While every effort has been made to do so accurately, there may be errors in the data portrayed.

Planning & Development Services

The Planning & Development Services Department consists of three main divisions: Community Planning, Development Planning, 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.

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 licensing.

For more information: abbotsford.ca/business-development

Introduction

The 2026 Planning and Development Services (PDS) Mid-Year Report provides a snapshot of how we've progressed so far this 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 conditionally approved, requirements for final approval must be met. A building permit application will be accepted once the development is conditionally approved. 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.

2026 Mid-Year Highlights

The 2026 PDS Mid-Year Report shows where we are today with activity and trends.

PDS reports statistics on department activity twice a year.

For more information, please visit:

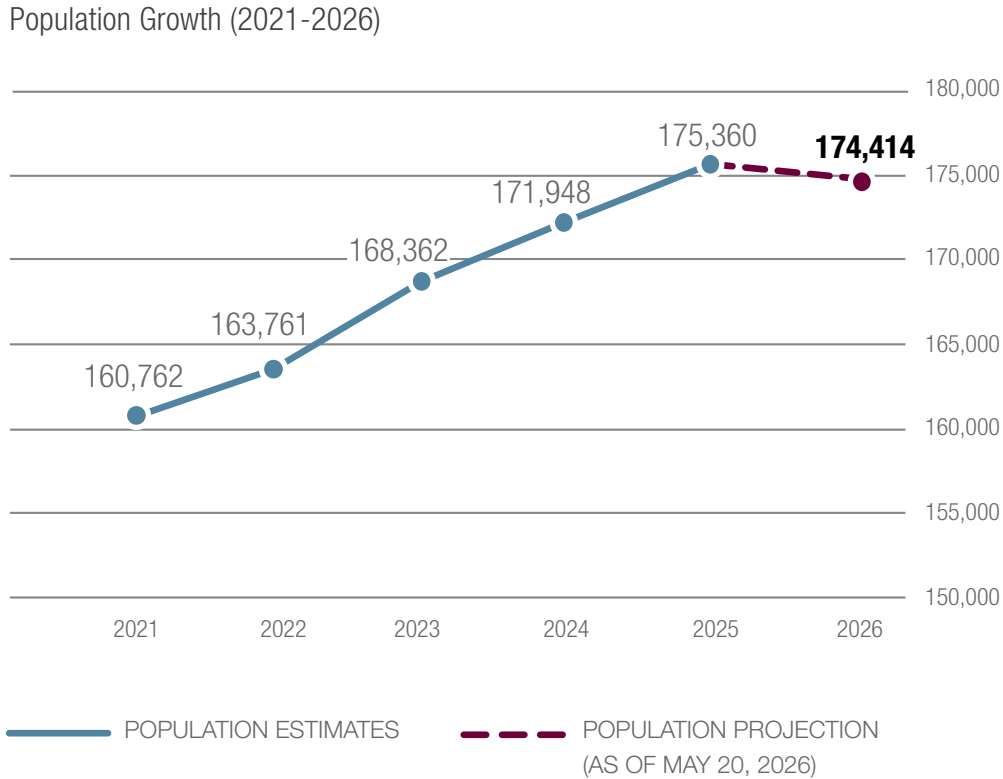
abbotsford.ca/business-development/statistics



Abbotsford's Population

Abbotsford experienced a rapid rise in population between 2021 and 2024. Alongside changes to federal immigration policy, population has slowed dramatically and is projected to have gone down by 0.5% in 2026.

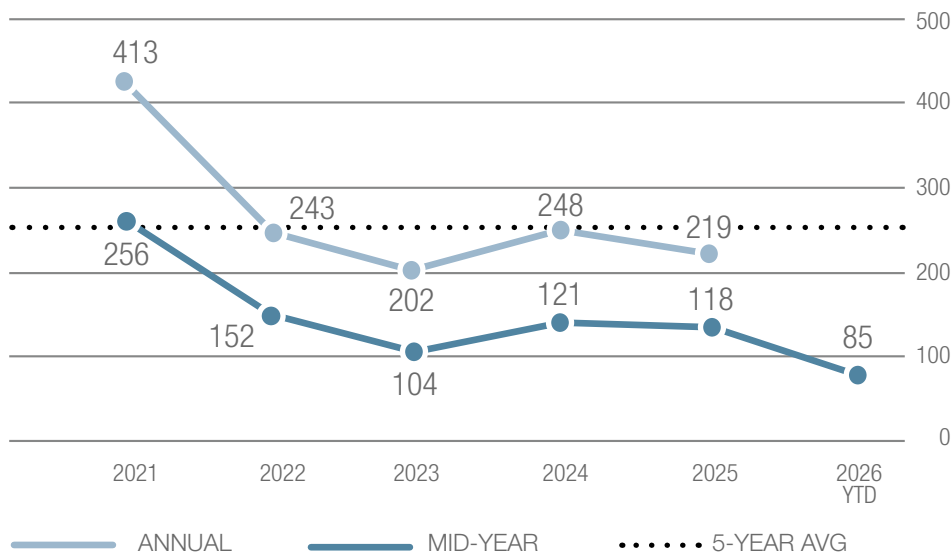
Population data is obtained from [BC Stats](#) and is subject to change. The most recent data was released on May 20, 2026. It estimates Abbotsford's 2025 population at 175,360 and projects the 2026 population at 174,414.



Inquiry & Submission

- > Staff coordinated an average of approximately 3 DIMs per week in the first half of 2026, fewer than in any of the preceding 5 years.

Total Number of DIMs

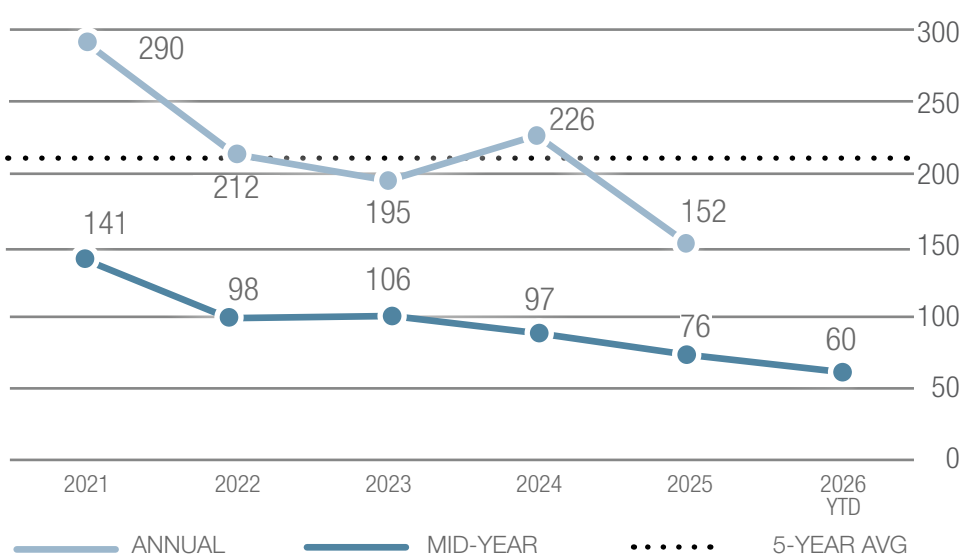


Development Inquiry Meetings (DIMs) are intended to provide preliminary comments to land owners and developers considering development in respect of the Official Community Plan, Development Permit Areas/Guidelines, zoning, and anticipated off-site upgrades.

Land Development Applications Received

- > The total number of land development applications received by mid-2026 (60) was lower than in any of the previous 5 years.

Total Land Development Applications Received

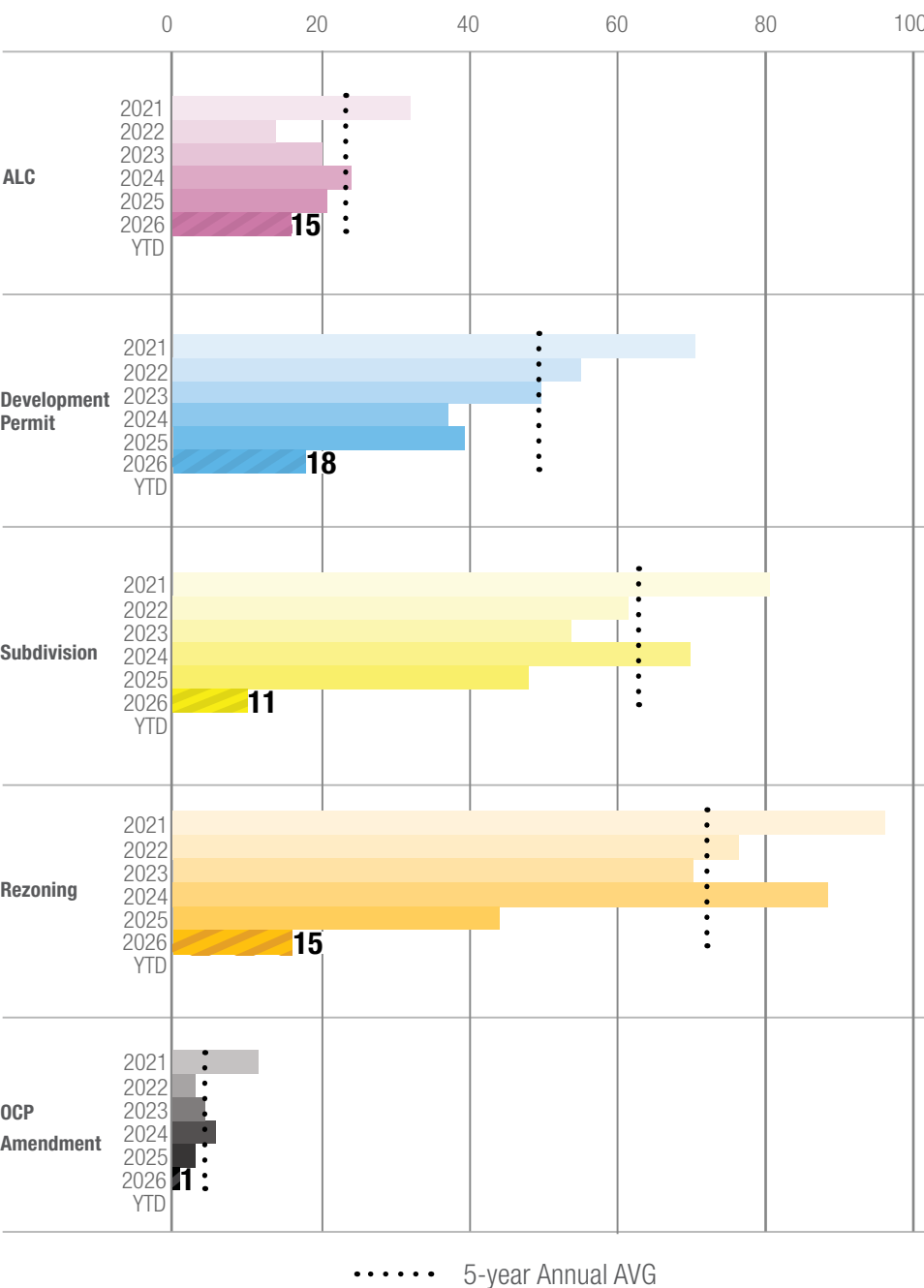


In 2026 the City received fewer new development applications than in any of the previous five years.

Land Development Applications Received (cont'd)

- > So far in 2026 the City has received fewer applications than the 5-year average, across all application types. Rezoning (15), Development Permit (18), subdivision (11), and OCP amendment (1) applications were all below any of the previous 5 years.

Land Development Applications Received by Type

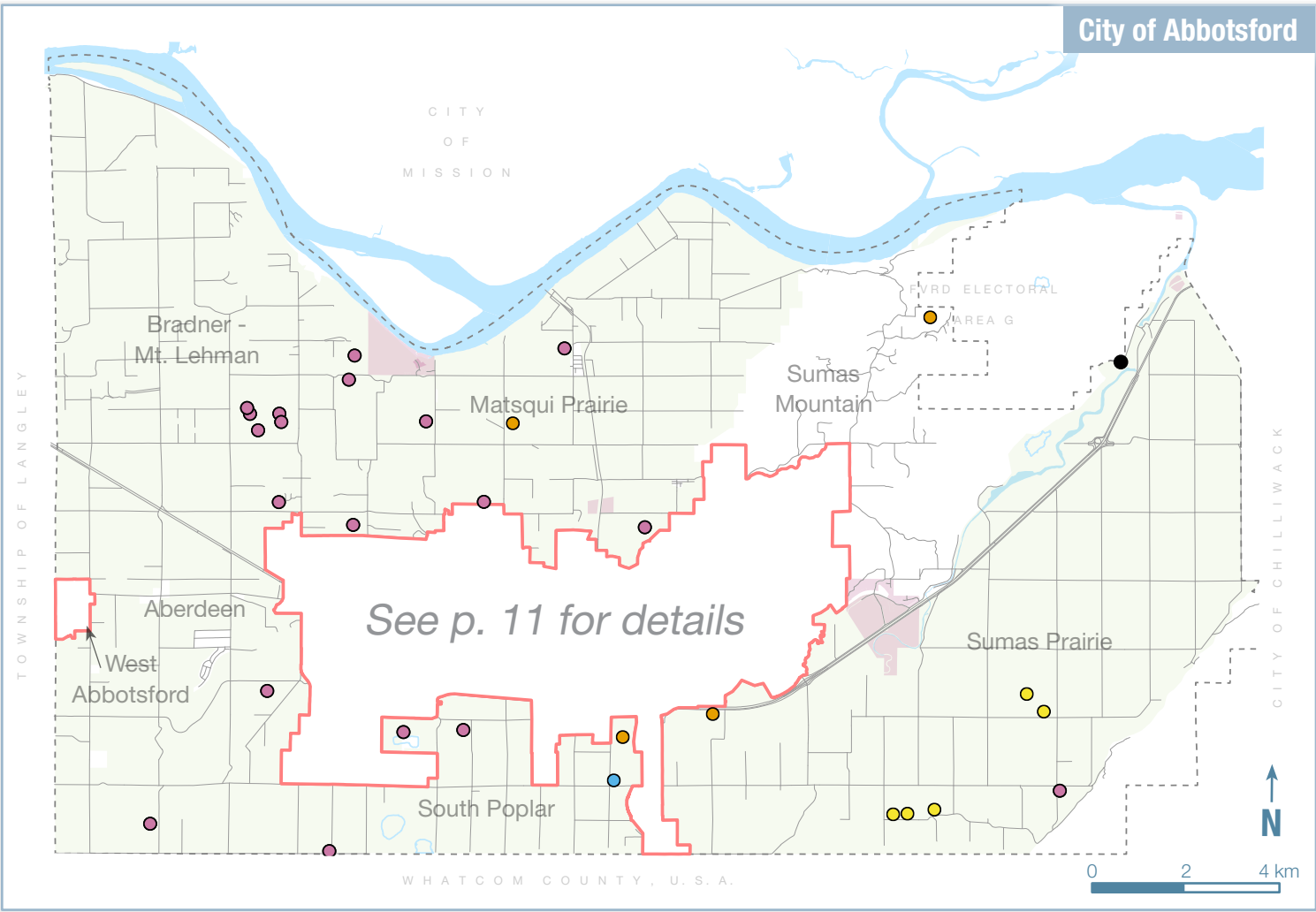


These graphs do not display "other" Land Development Applications such as Development Permit exemptions or STRATA conversions.

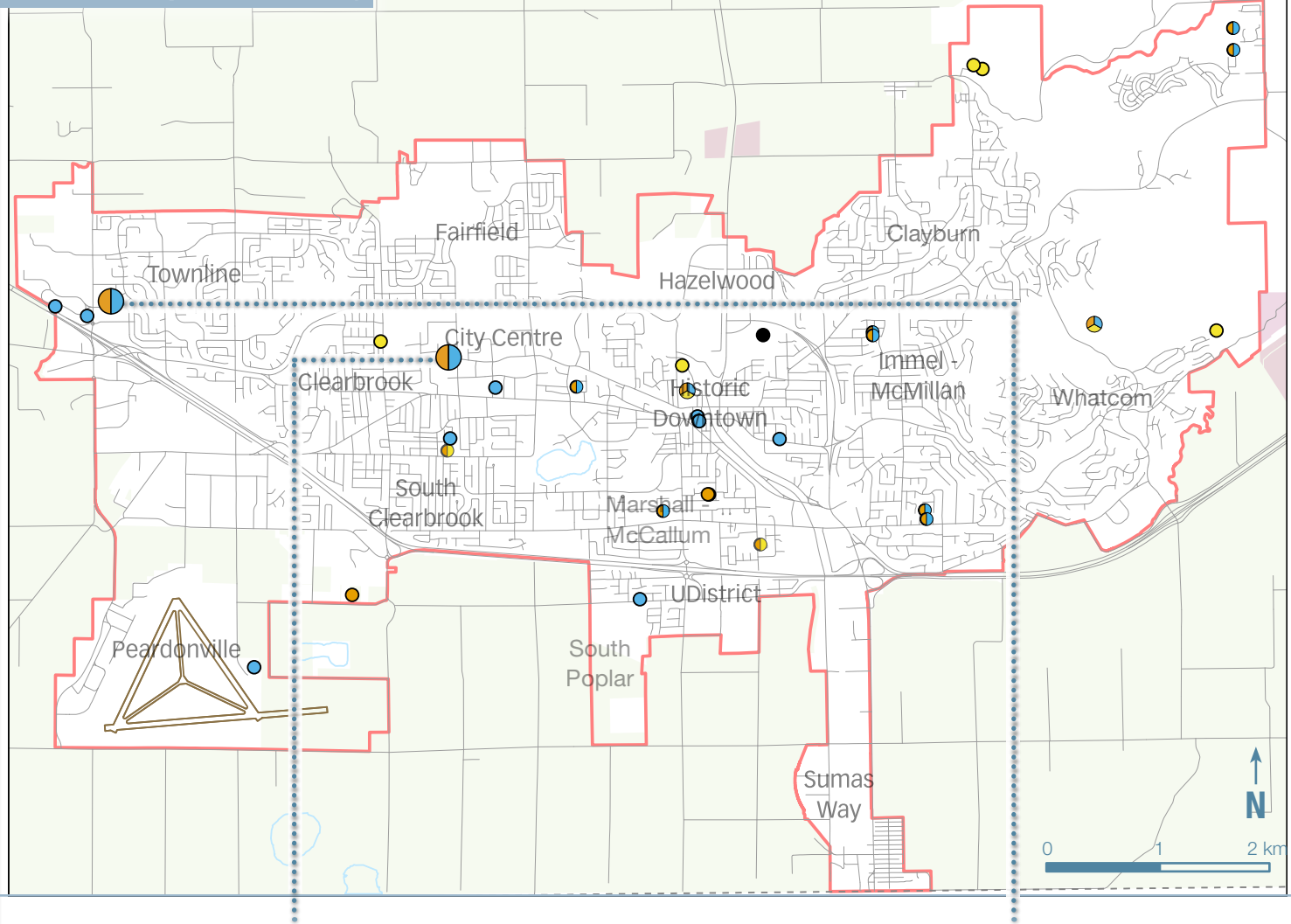
Land Development Applications Received

Application Type

- Agricultural Land Reserve
- Development Permits
- OCP Amendments
- Rezoning
- Subdivisions
- Rezoning + Subdivision
- Rezoning + Development Permit
- Rezoning + OCP Amendment + Development Permit
- Rezoning + Development Permit + Subdivision
- Urban Development Boundary
- Community Boundaries
- Agricultural Land Reserve
- First Nations



Urban Development Boundary



32345 & 32363 George Ferguson Way
107 Units

REZ DP



30495 Cardinal Ave
159 Units + 875m² Commercial

REZ DP

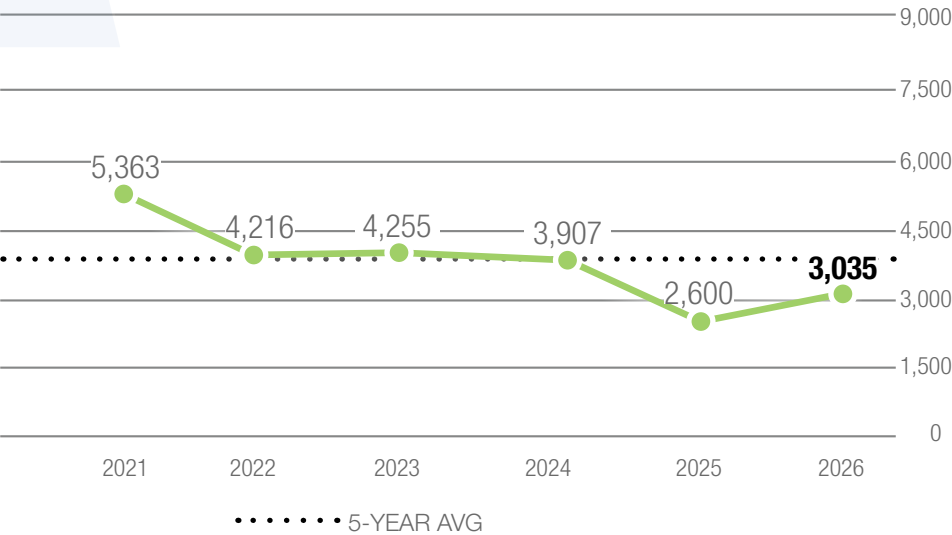


Residential Applications Under Review

Single Detached, Townhouse, & Apartment Units

> The total number of lots/units under review increased slightly in the first of the half of the year, but remains down from the peak observed in 2021 and below the 5-year average.

Total Lots/Units Under Review

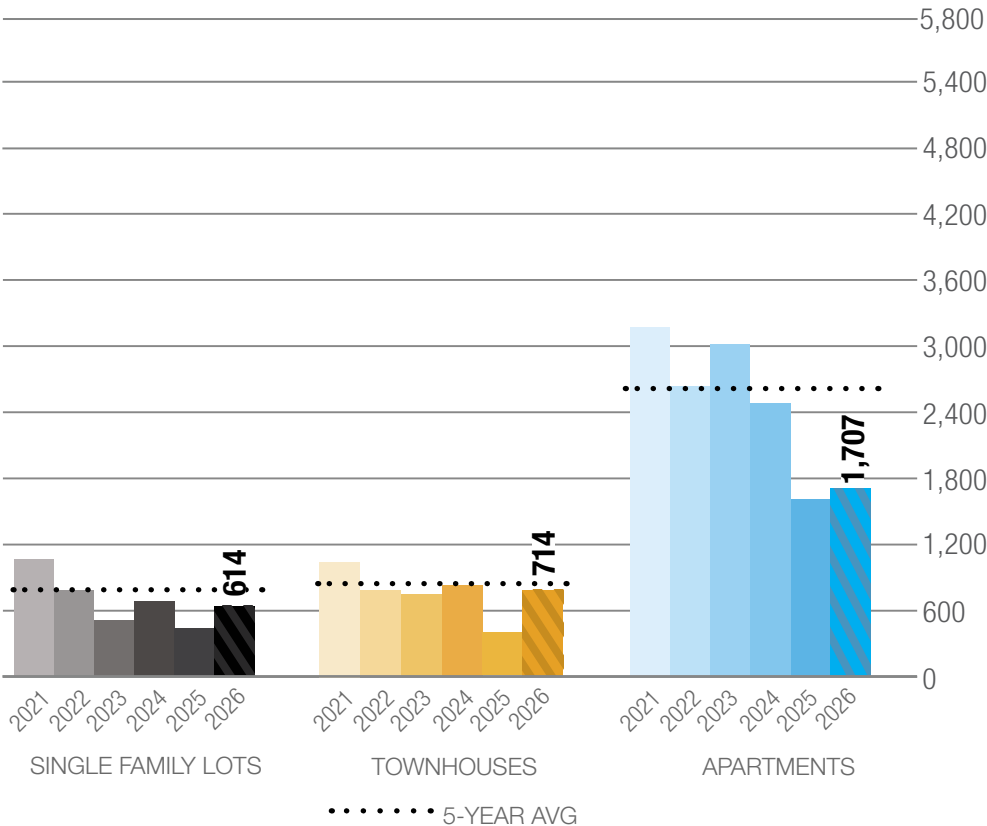


Applications under review are those that are currently being reviewed by staff. Applications that have received conditional approval (e.g. approval-in-principle) are presented in the next section.

80% of residential applications under review in mid-2026 are for multi-unit projects (townhouse or apartment).

All housing types currently under review are below the 5-year average.

Lots/Units Under Review by Type

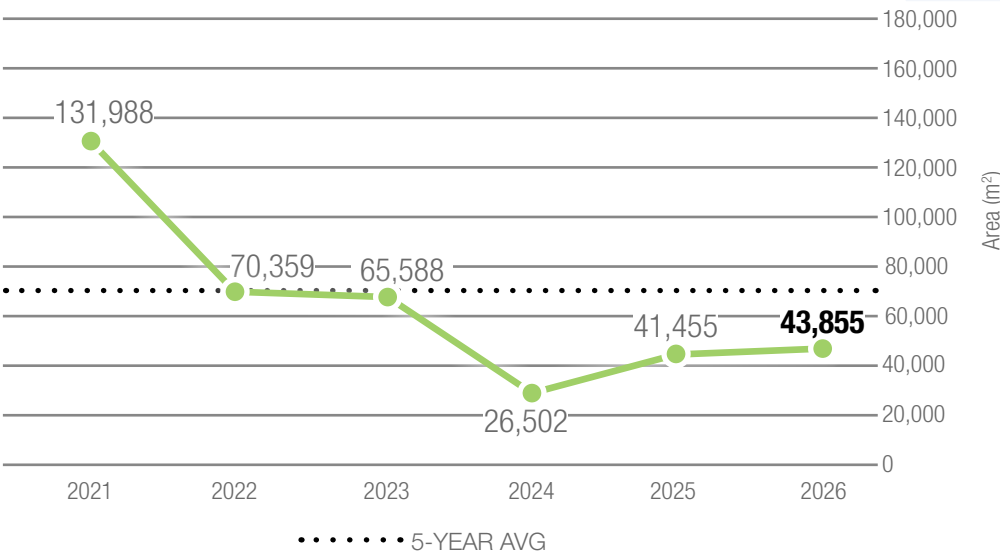


ICI Applications Under Review

Institutional, Commercial, & Industrial Floor Space

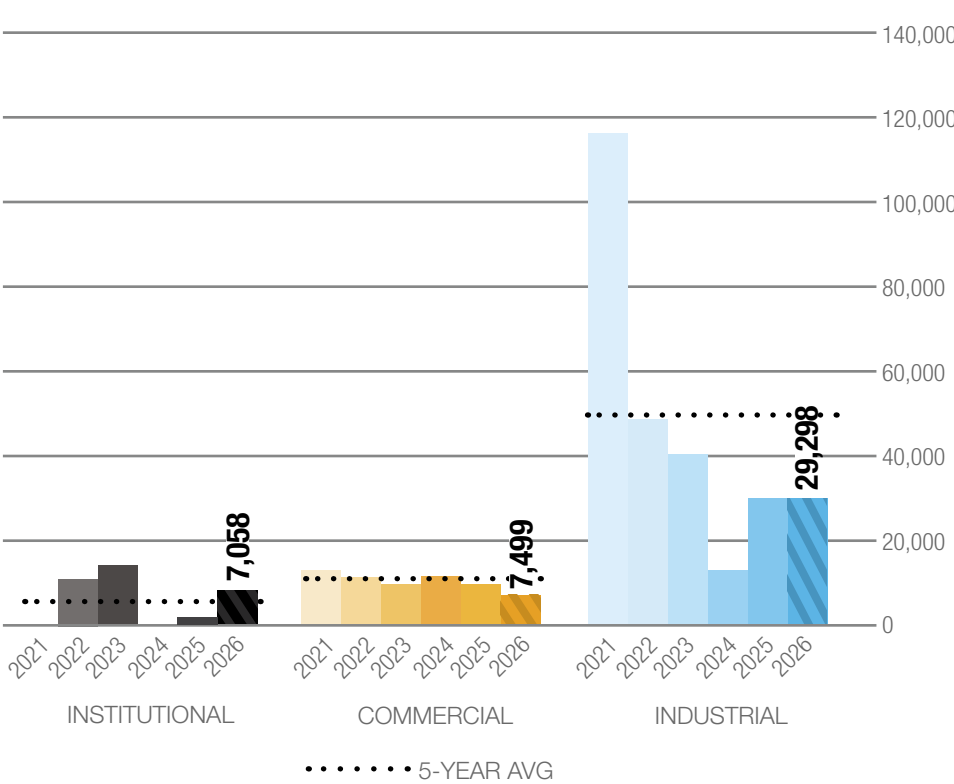
> Total in-stream Institutional, Commercial, and Industrial floor space currently under review is below the 5-year average. This likely reflects a lack of industrial land available for new development.

Total Floor Space Under Review



Total ICI floor area under review in 2026 is up slightly from 2025 but remains below the 5-year average.

Floor Space Under Review by Type



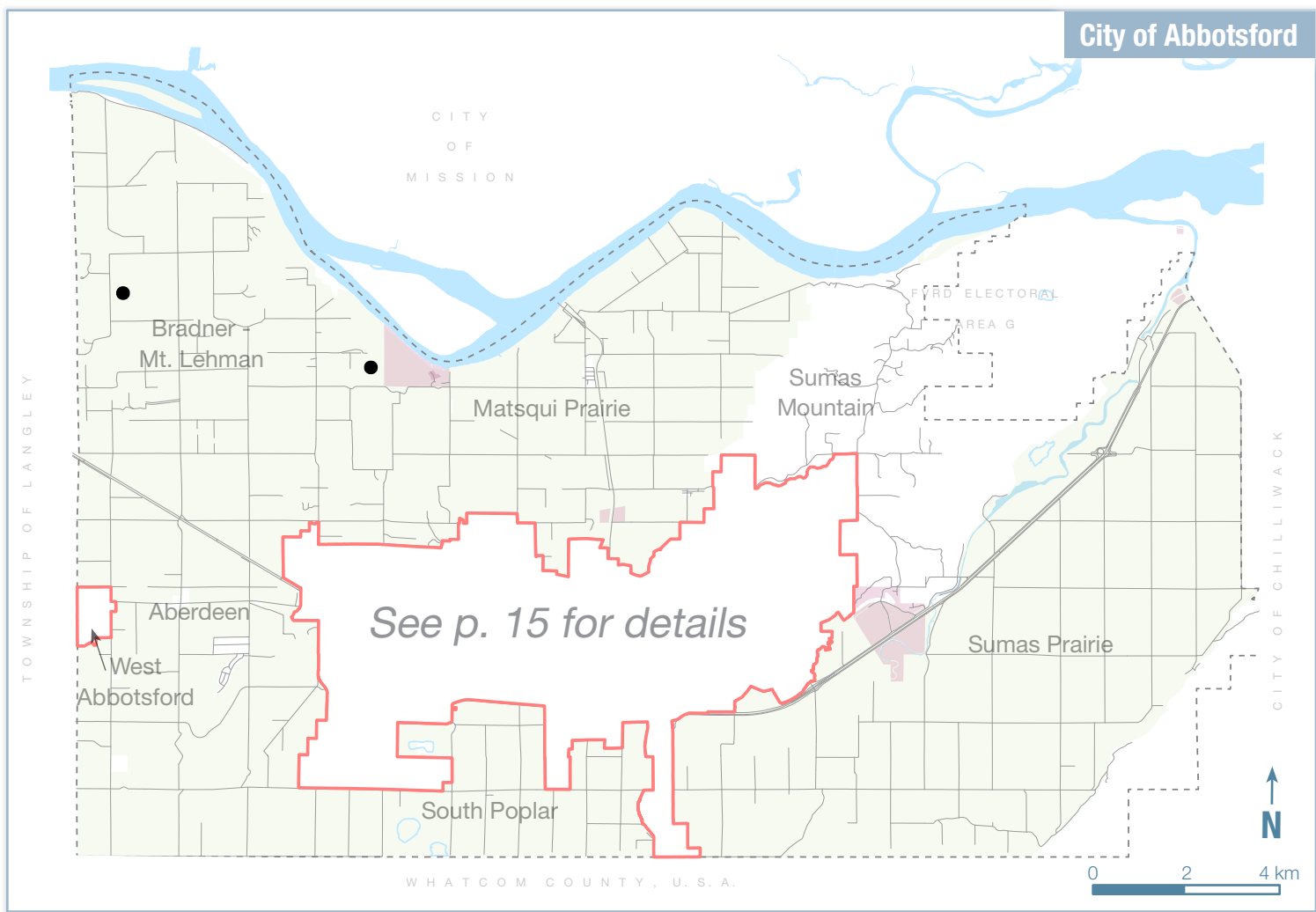
Commercial and industrial floor area under review is below the 5-year average, while institutional has ticked up due to an application for a new school.

Residential Applications Under Review

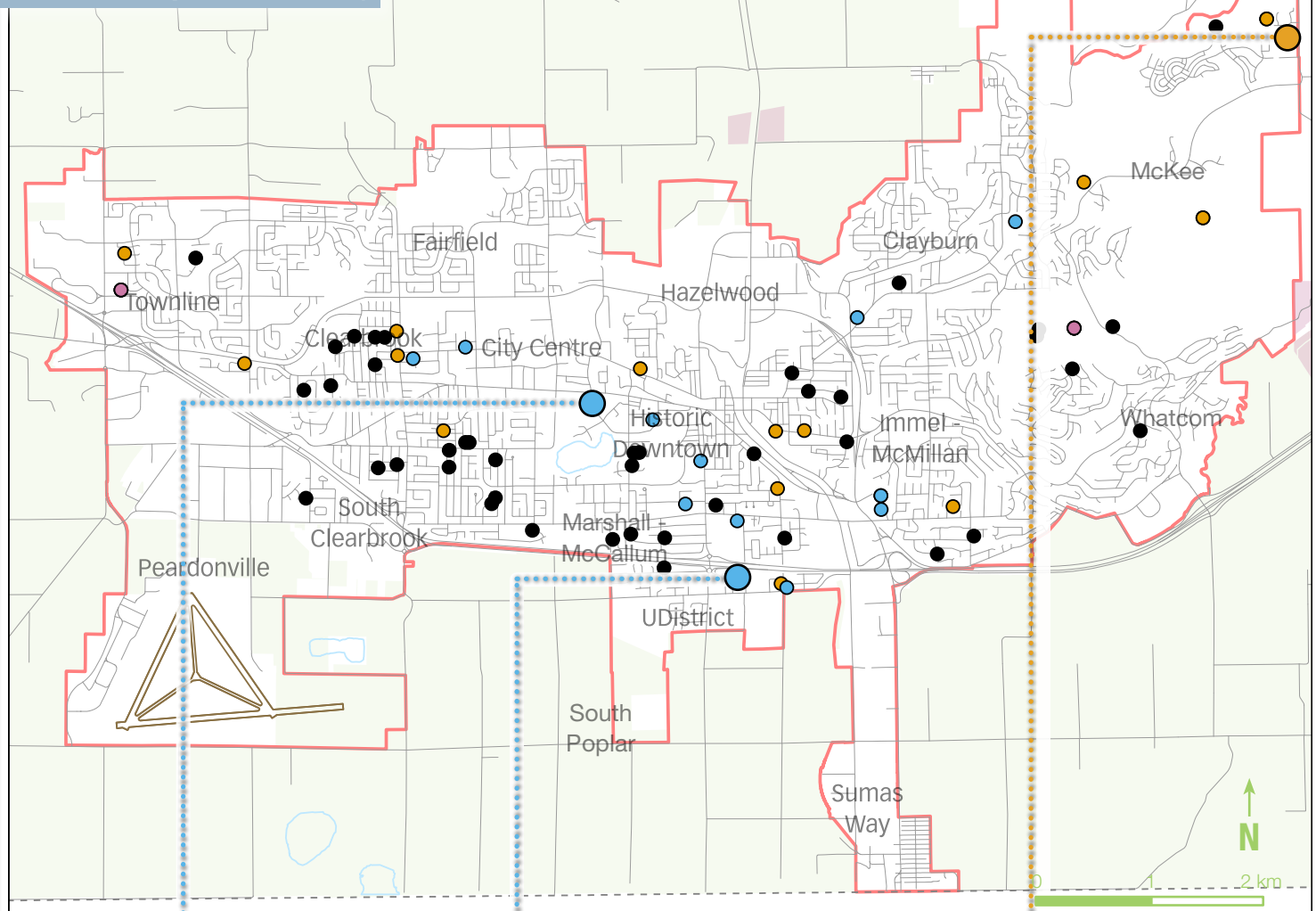
Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

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



Urban Development Boundary



2630 Bourquin Cr
296 Units

APT



1681 Salton Rd
250 Units

APT



36637 Farina Rd
86 Units

TH

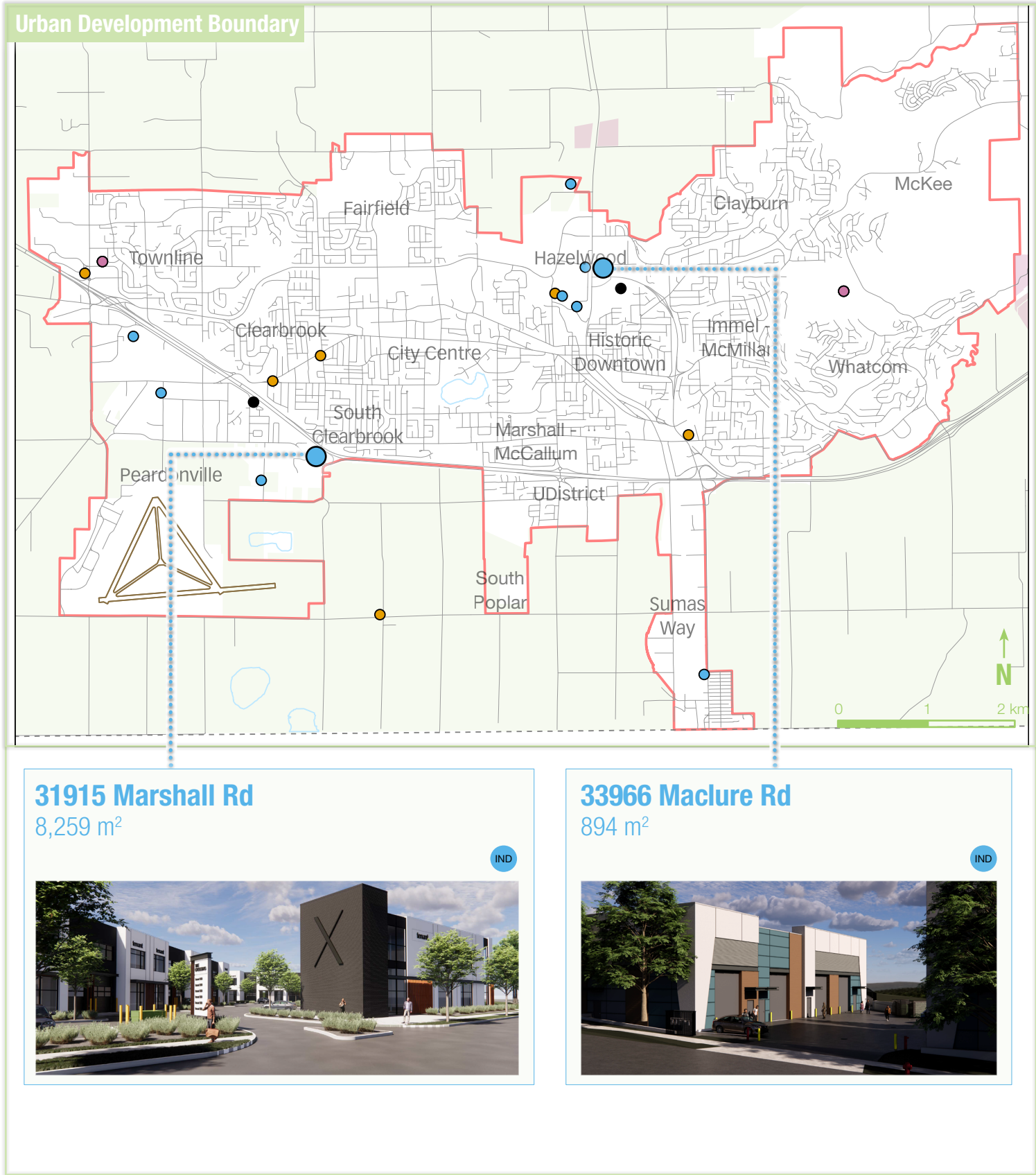
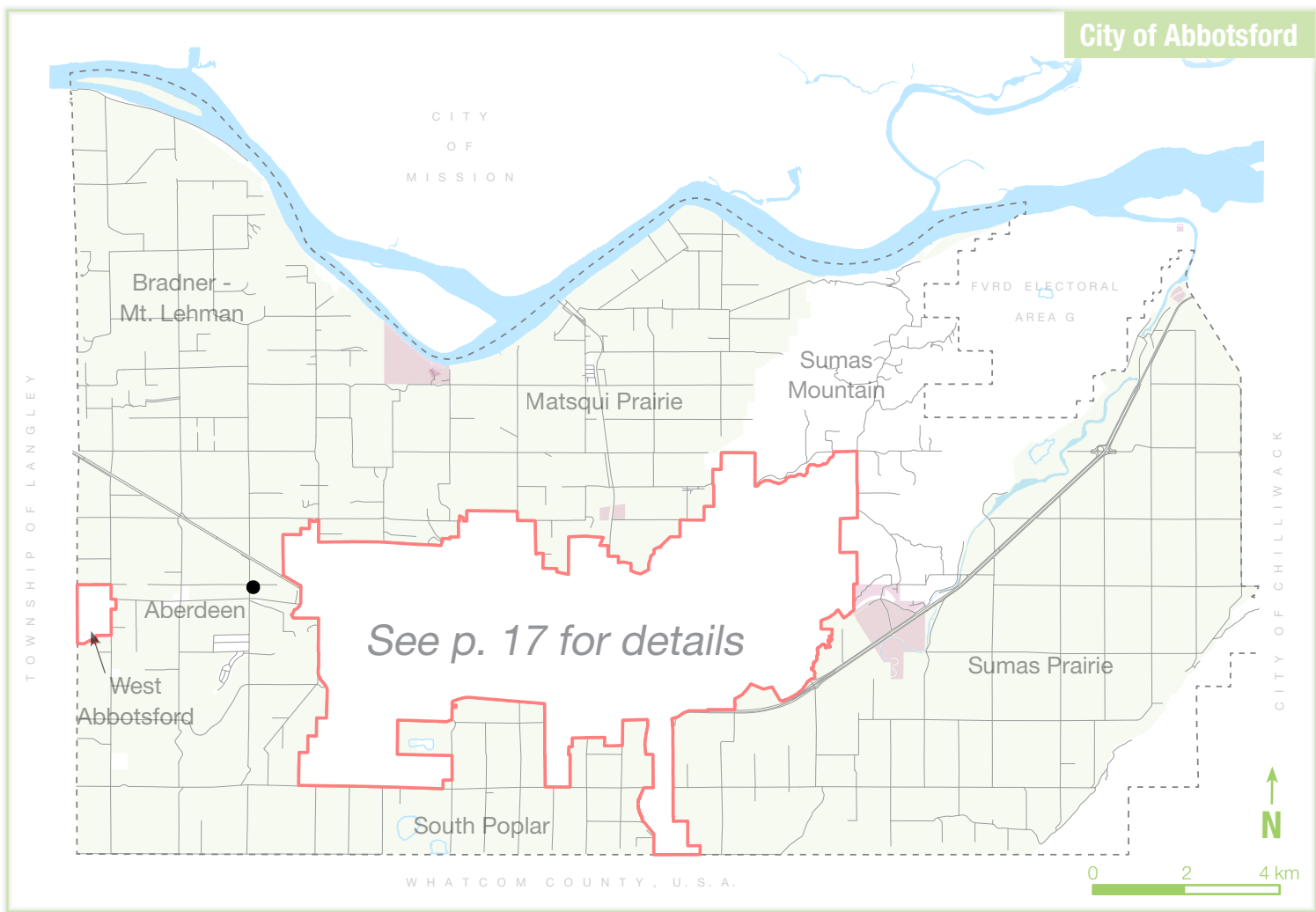


ICI Applications Under Review

Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

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

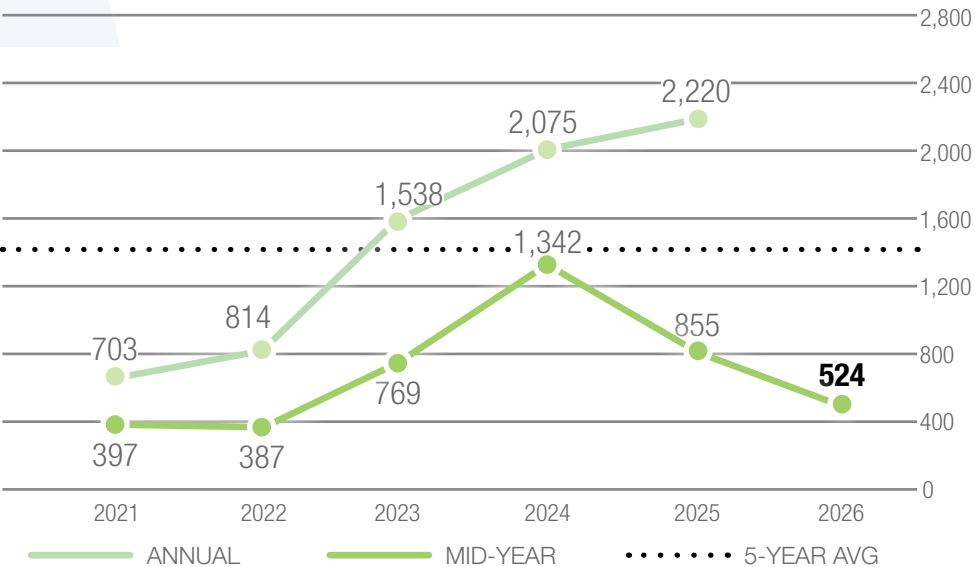


Conditional Approval

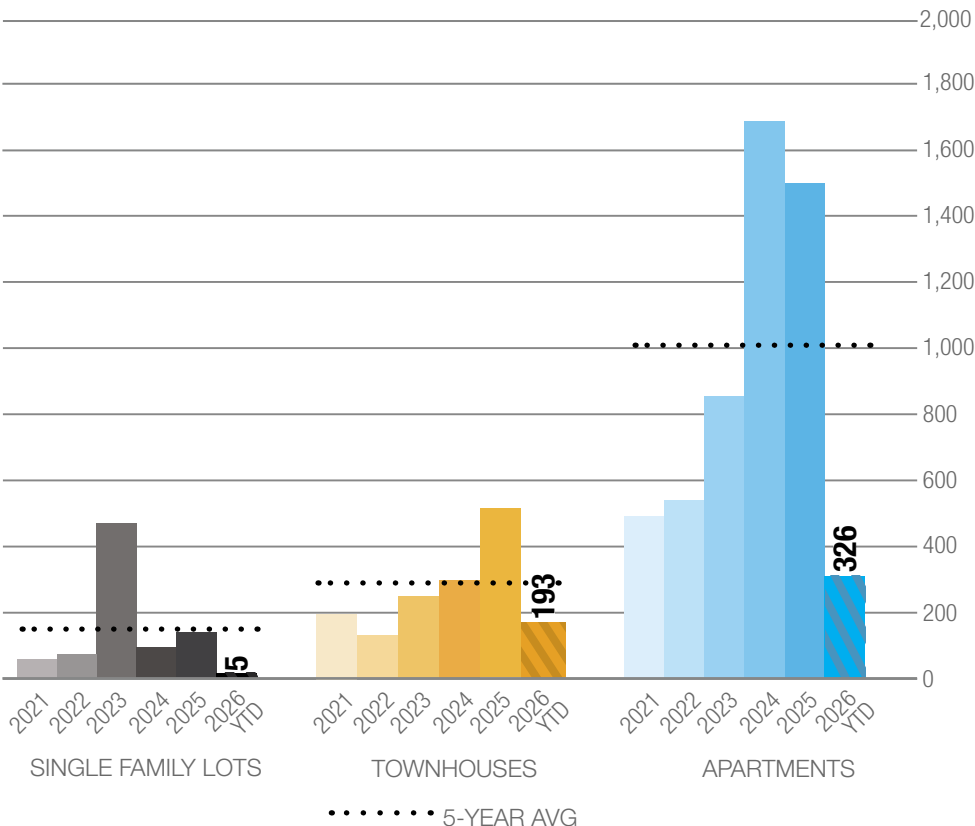
Single Family (Lots), Townhouse, & Apartment (Units)

> The number of residential units conditionally approved in the first half of 2026 is down relative to the past few years.

Total Lots/Units Conditionally Approved



Lots/Units Conditionally Approved by Type



Note: Up until the 2025 Annual Report, development applications that had received conditional approval were grouped with those that were 'Under Review'. The reports now differentiate between the two to provide a more comprehensive look at the development pipeline.

Conditionally approved refers to projects that have received 3rd reading from Council and/or Development Permit Approval-in-Principle (AIP) and/or Subdivision Preliminary Layout Approval (PLA). Prior to receiving final approval, these projects must satisfy their conditions of approval (e.g. works & services).

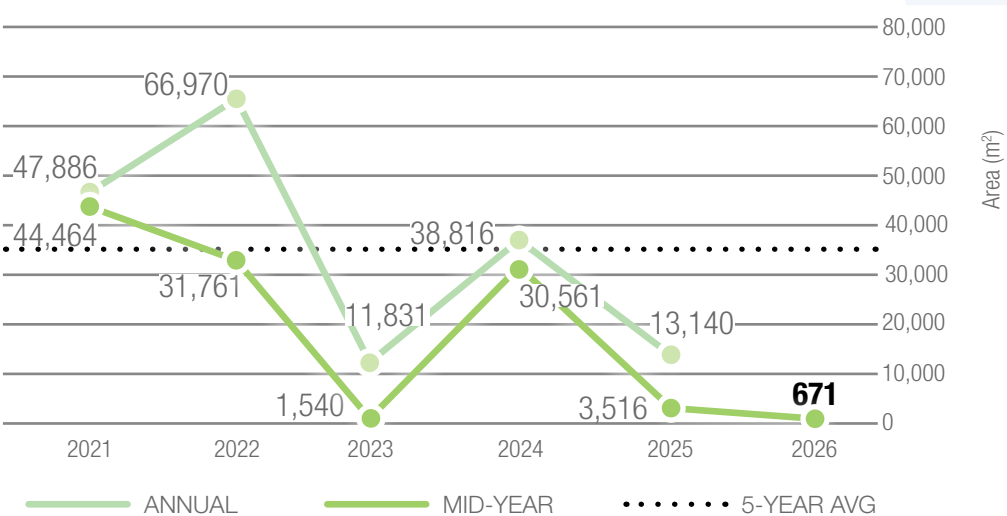
All but 5 housing units that were conditionally approved in 2026 are multi-unit projects (townhouse and apartment). This includes 48 Supportive Housing units.

Conditional Approval

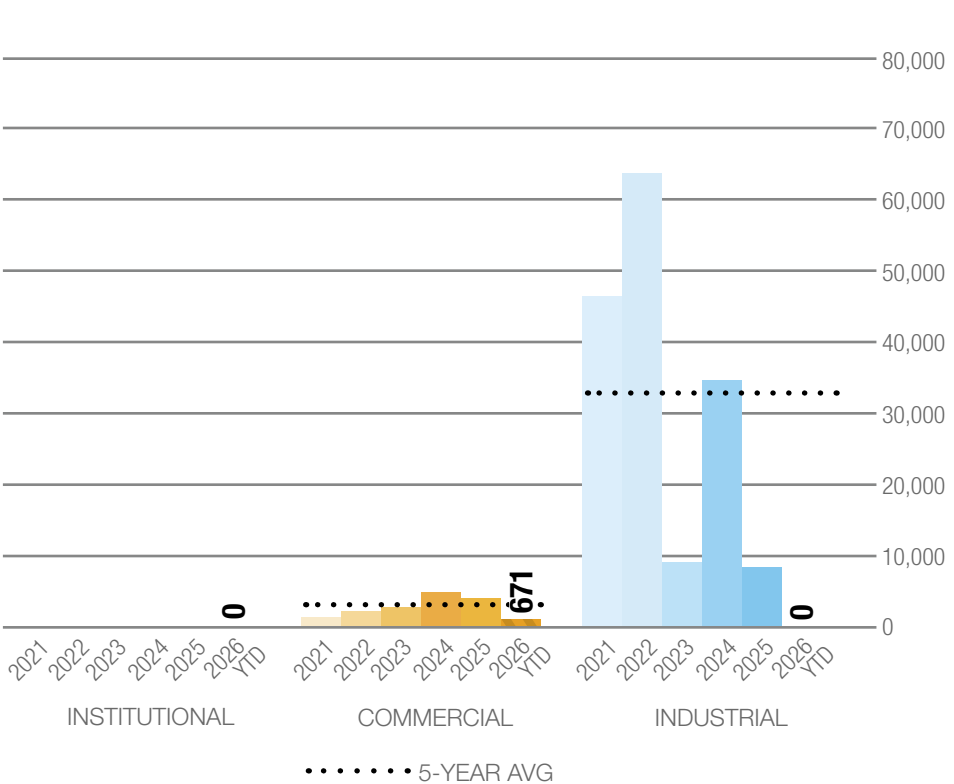
Institutional, Commercial, & Industrial Floor Space

> Conditionally approved ICI floor area in the first half of 2026 was limited to one three-storey commercial building in the Historic Downtown.

Total Floor Space Conditionally Approved



Floor Space Conditionally Approved by Type



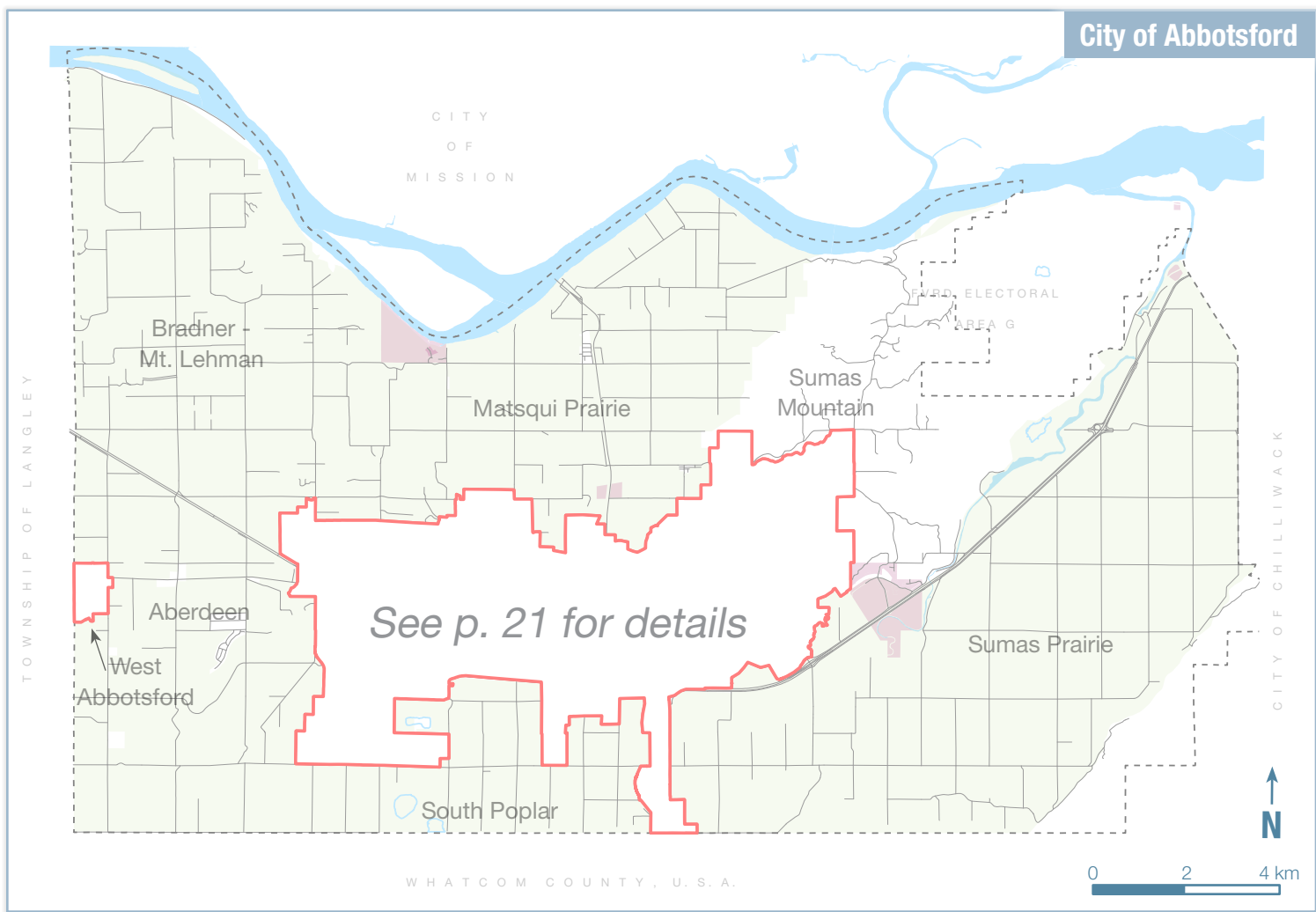
Conditionally approved ICI floor area is below the 5-year average.

Conditionally Approved Residential Applications

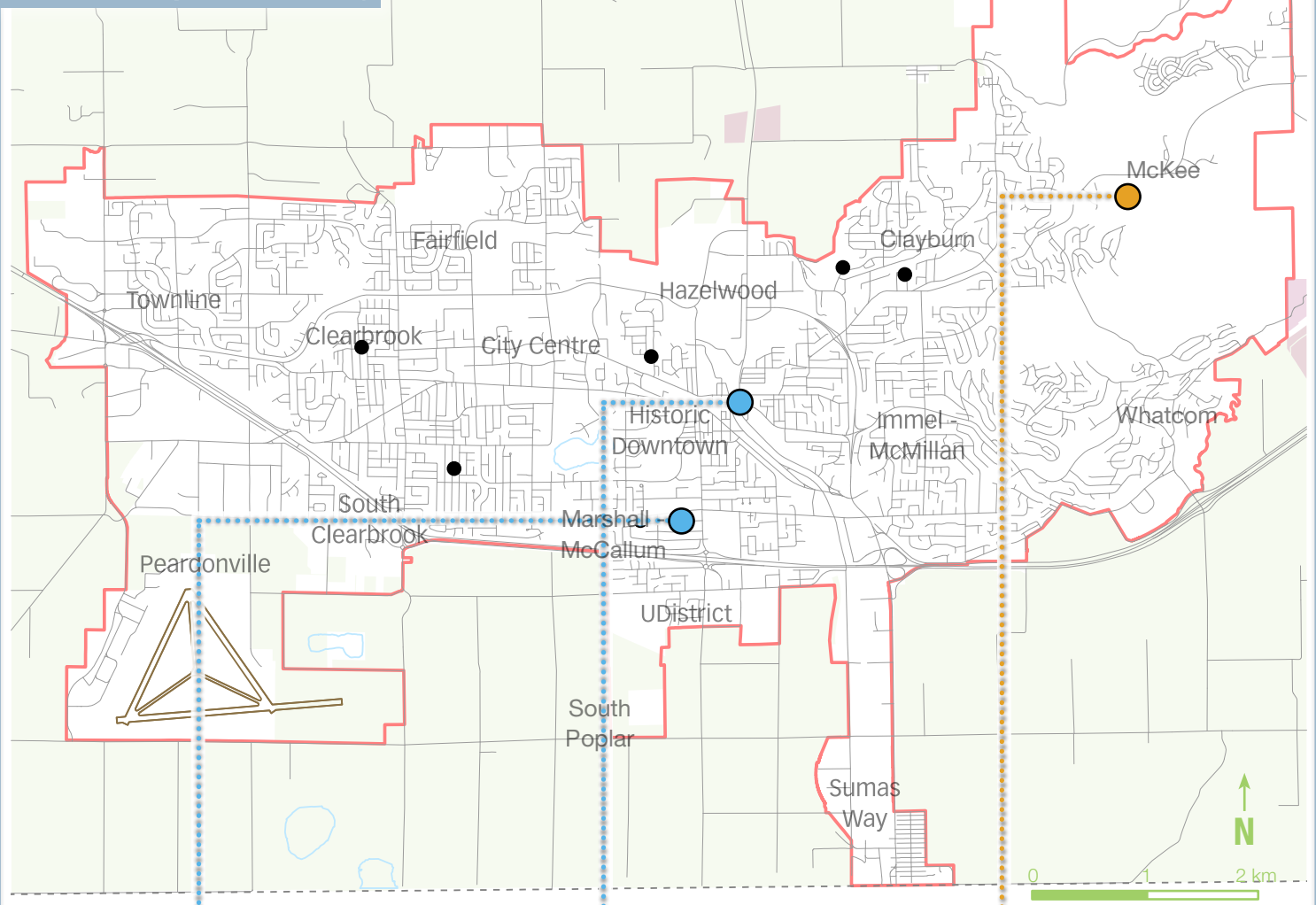
Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

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



Urban Development Boundary



33268 Marshall Rd
278 Units

APT



Gladys Ave
48 Supported Housing Units

APT



McKee Rd
193 Units

TH

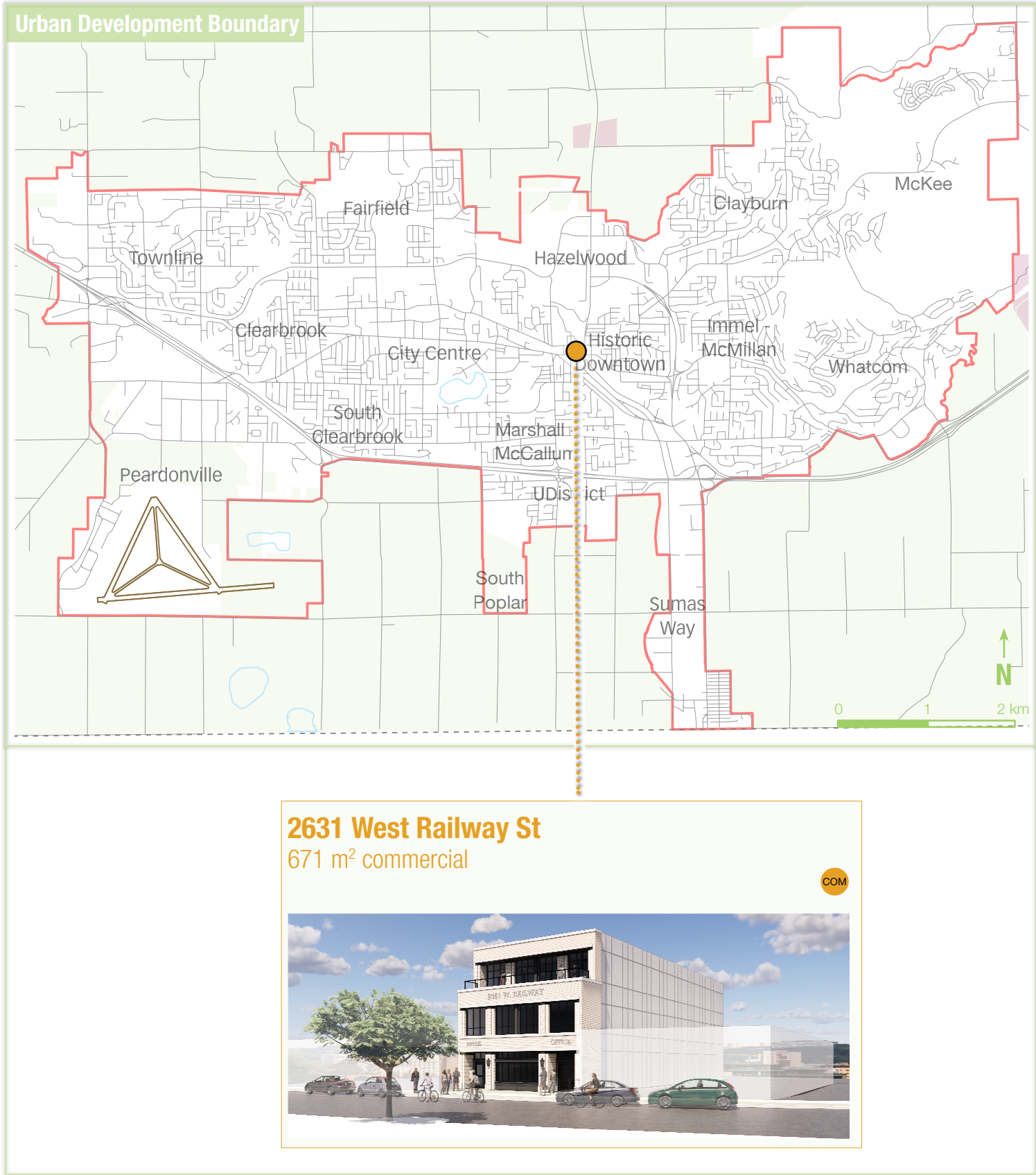
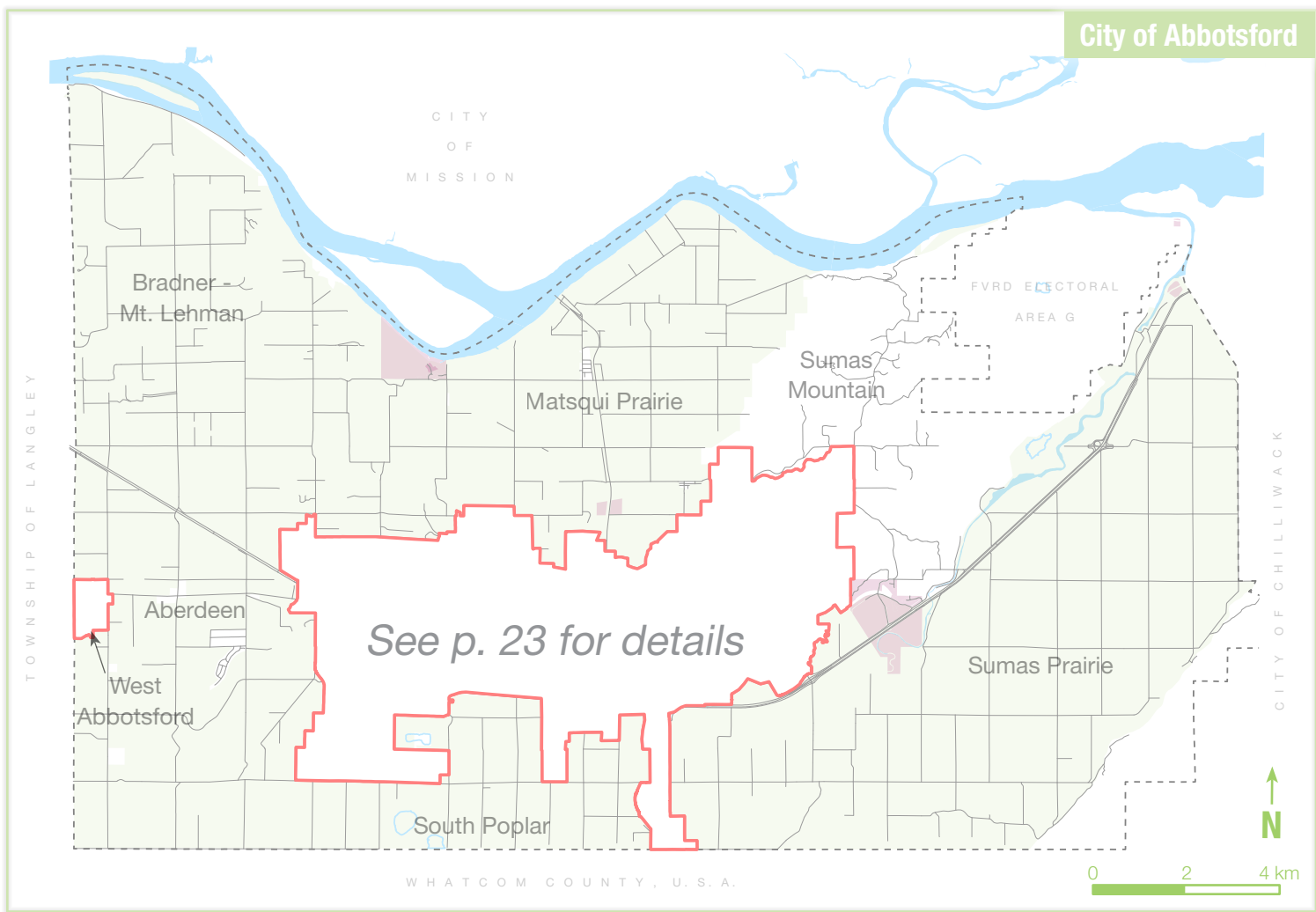


Conditionally Approved ICI Applications

Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

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

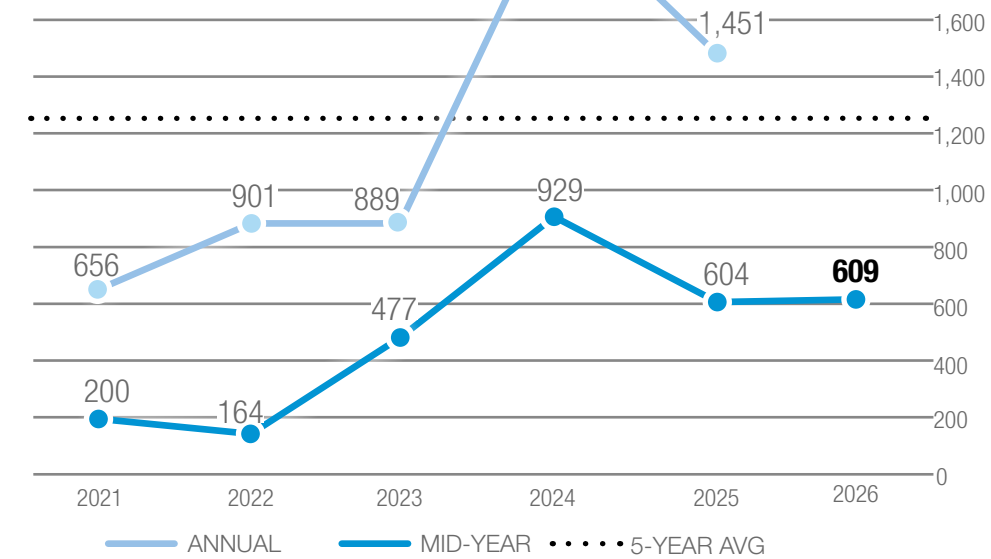


Approval & Issuance

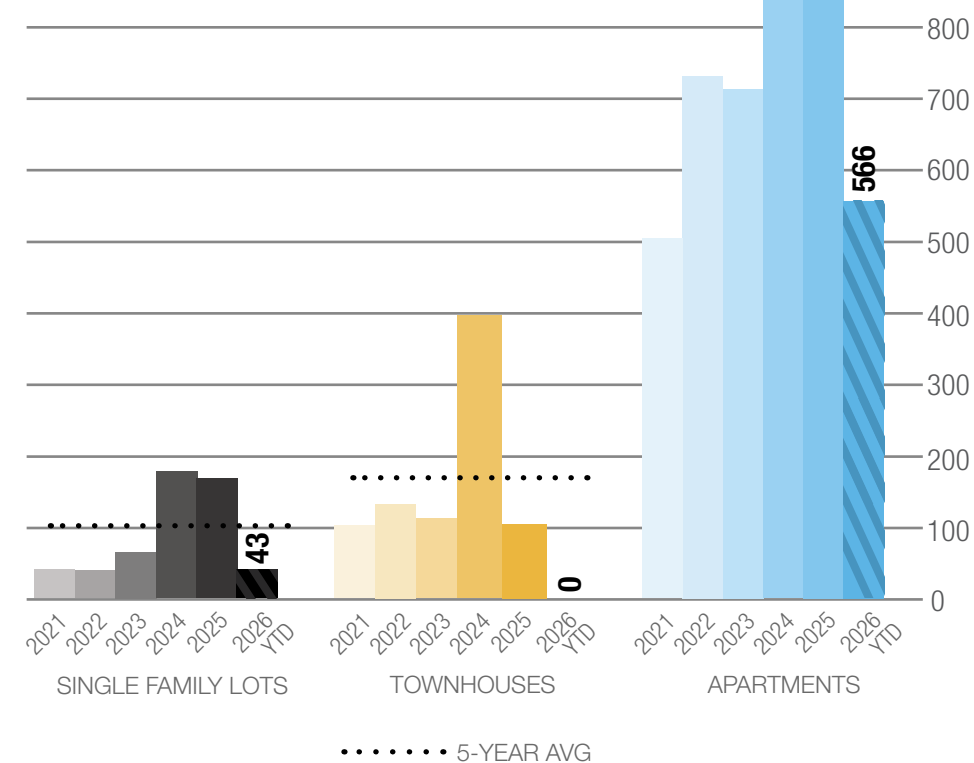
Number of Residential Lots/Units Approved

- > The number of housing units approved in 2026 is down from 2025 but still up substantially from previous years. New apartment units continue to drive housing unit growth.

Total Lots/Units Approved



Lots/Units Approved by Type



Approved lots/units refers to applications which received either subdivision approval or an issued development permit.

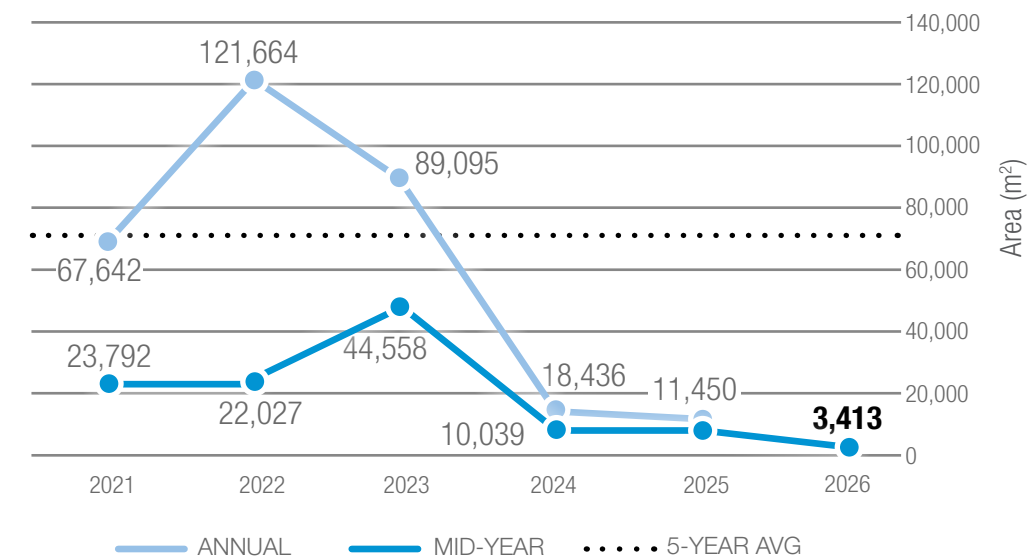
93% of new housing units approved in the first half of 2026 are apartment units.

Approval & Issuance

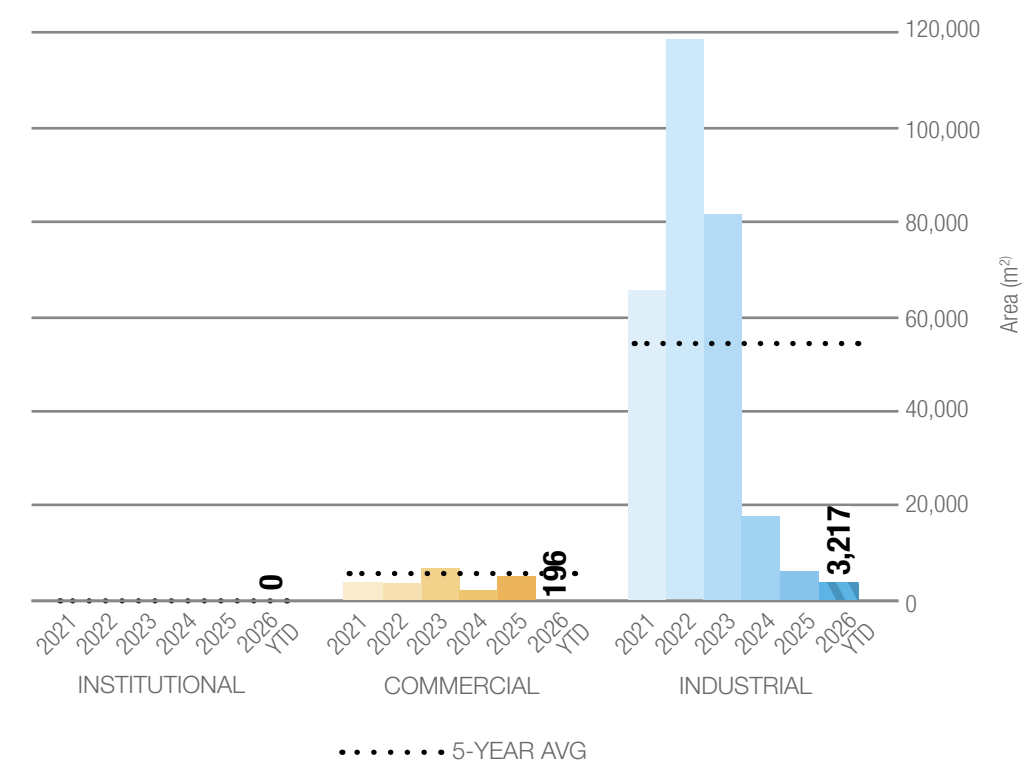
New ICI Floor Area Approved

- > Total approved ICI (Industrial, Commercial, and Institutional) floor area is down from previous years. This likely reflects a lack of industrial land available for new development.

Total Floor Area (m²) Approved



Floor Area Approved by Type



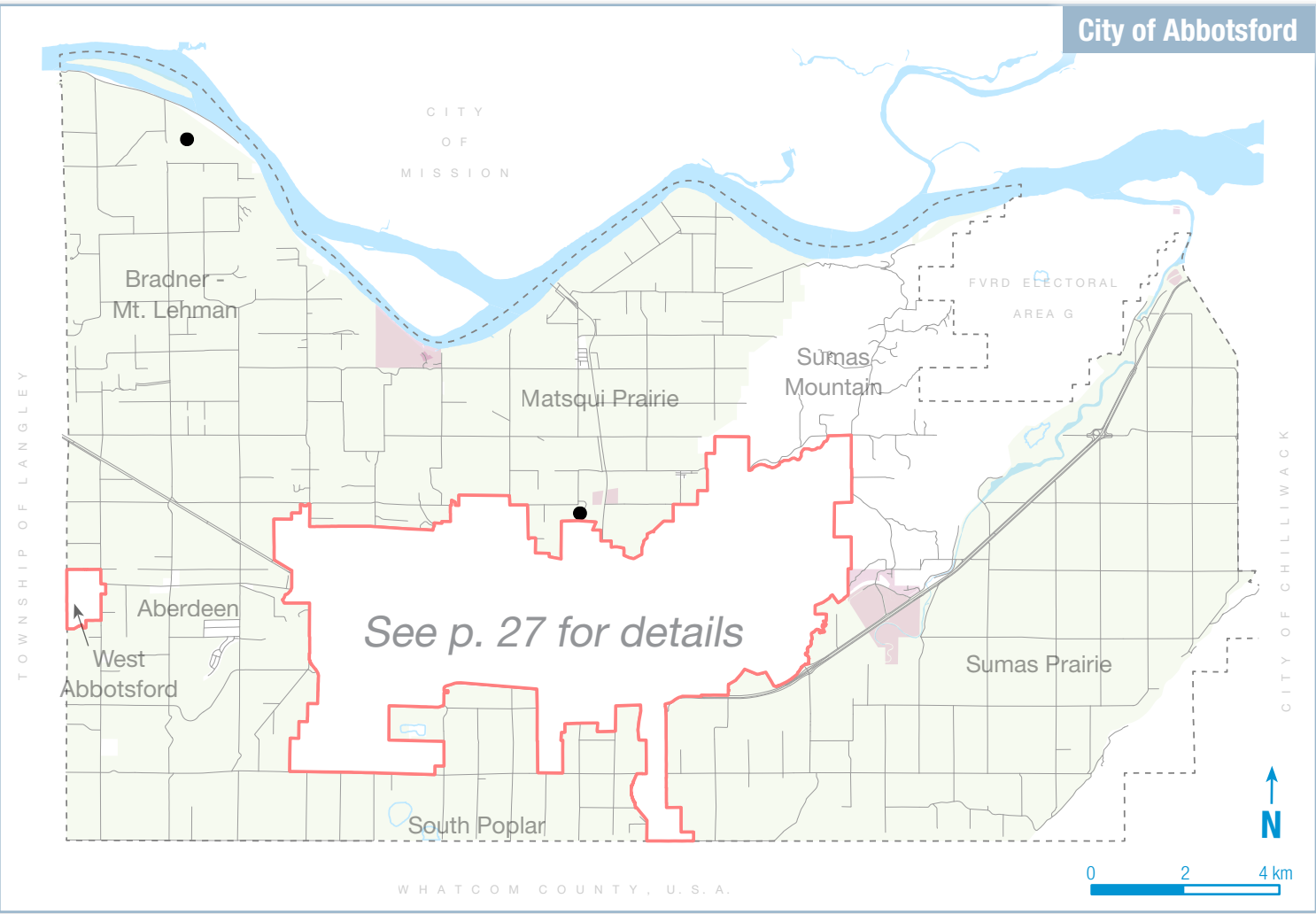
Overall, approved ICI (Industrial, Commercial, and Institutional) floor area remains down compared to the previous 5 years.

Approved Residential Applications

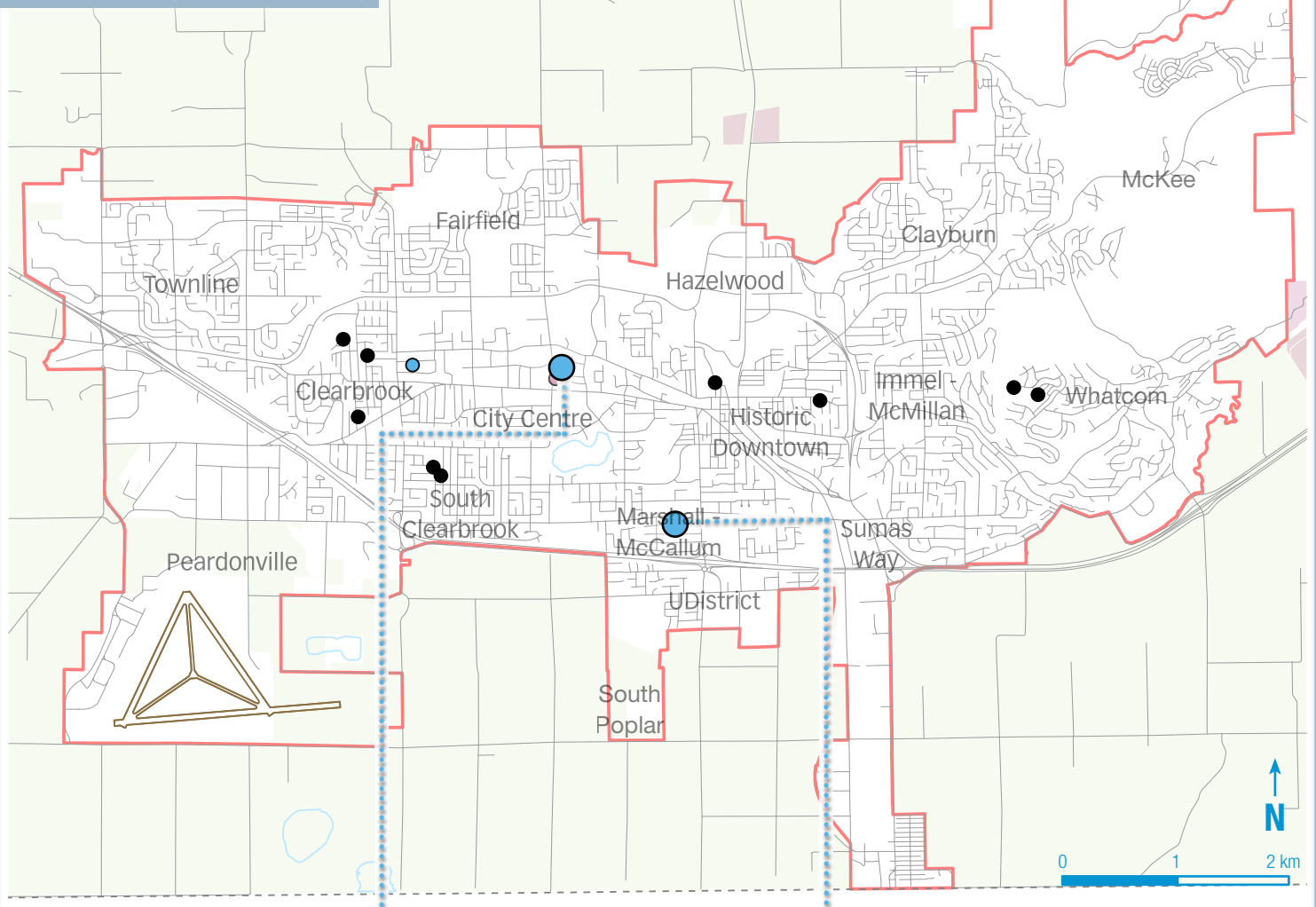
Application Type

- Single Family
- Townhouse
- Apartment
- Mixed-Use

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



Urban Development Boundary



32831 Ventura Ave
125 Units

APT



33475 Holland Ave
215 Units

APT

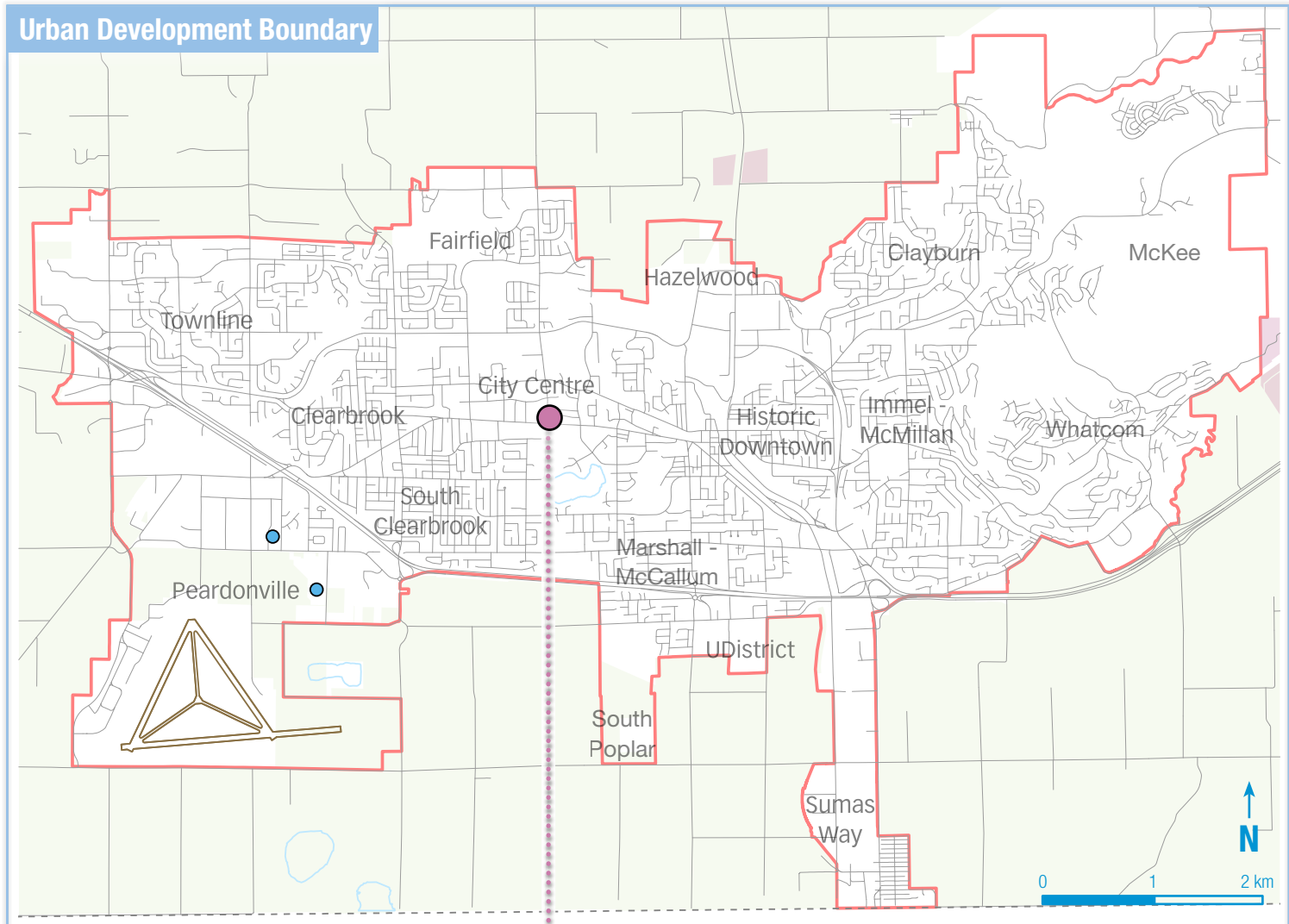
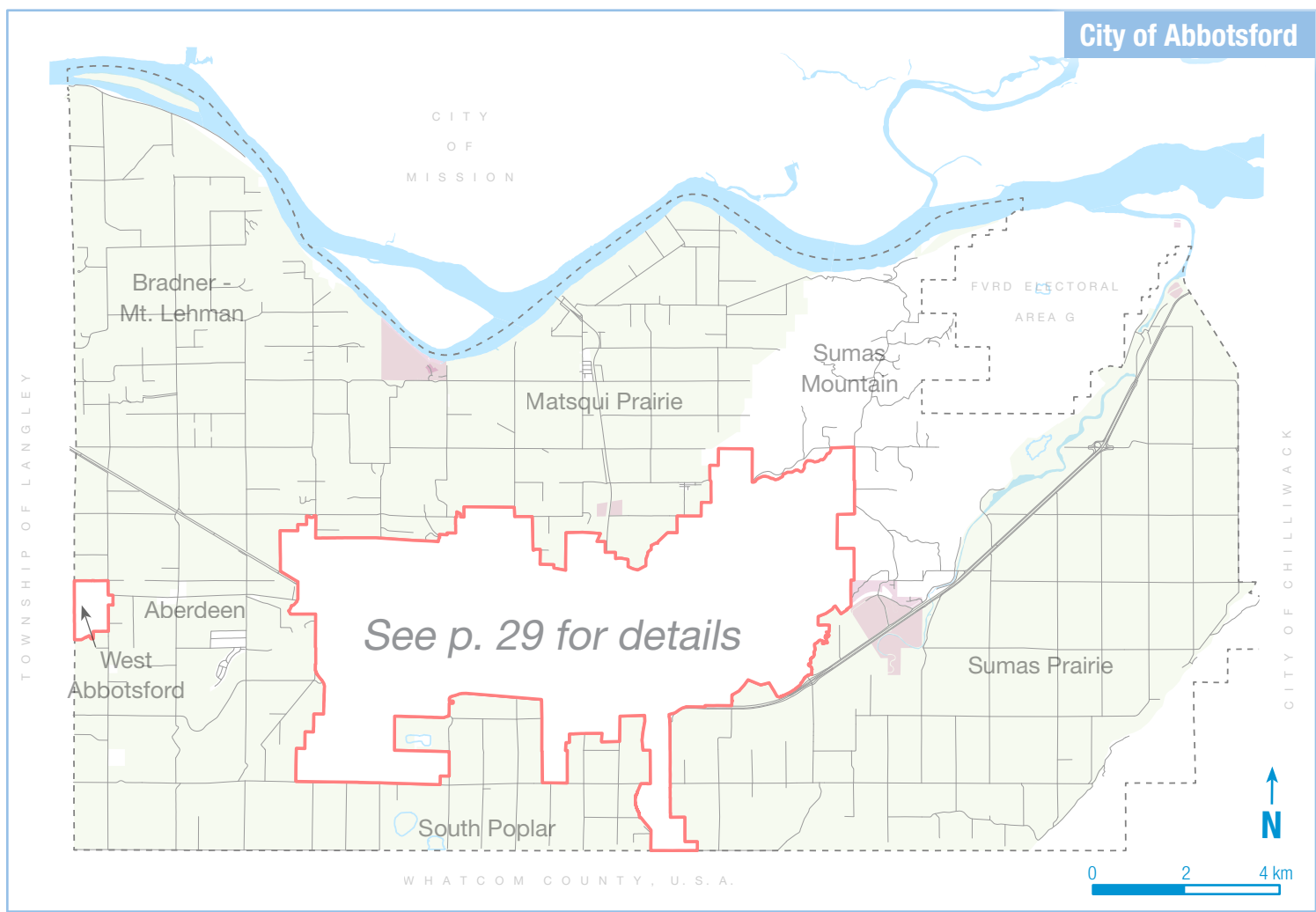


Approved ICI Applications

Application Type

- Institutional
- Commercial
- Industrial
- Mixed-Use

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



2760 Gladwin Rd
196 m² commercial + 71 units

MU

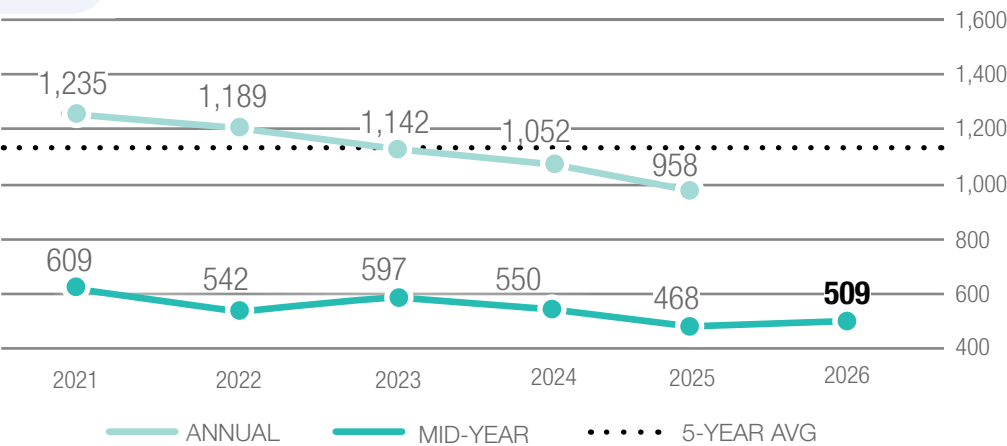
This block contains an architectural rendering of a multi-story commercial and residential building. The building has a modern design with large windows and balconies. The text "2760 Gladwin Rd" and "196 m² commercial + 71 units" is displayed above the rendering. A small "MU" icon is located to the right of the rendering.

Construction

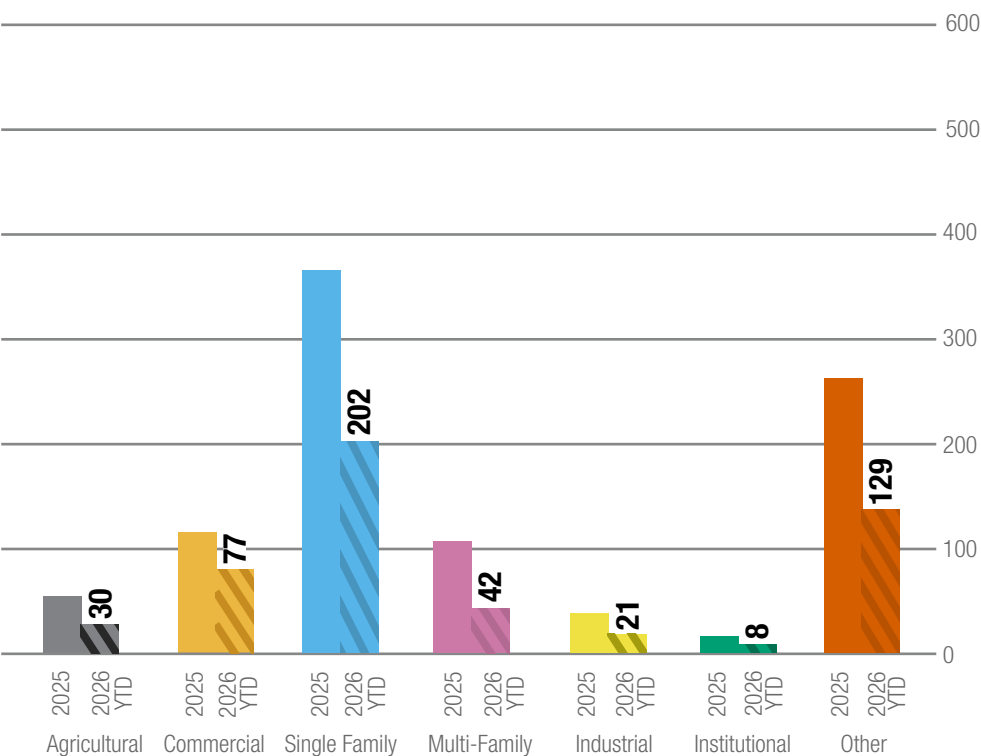
Building Permits (Number)

> The number of building permits issued has been trending down since 2021.

Total Building Permits Issued



Total Number of Building Permits Issued by Type

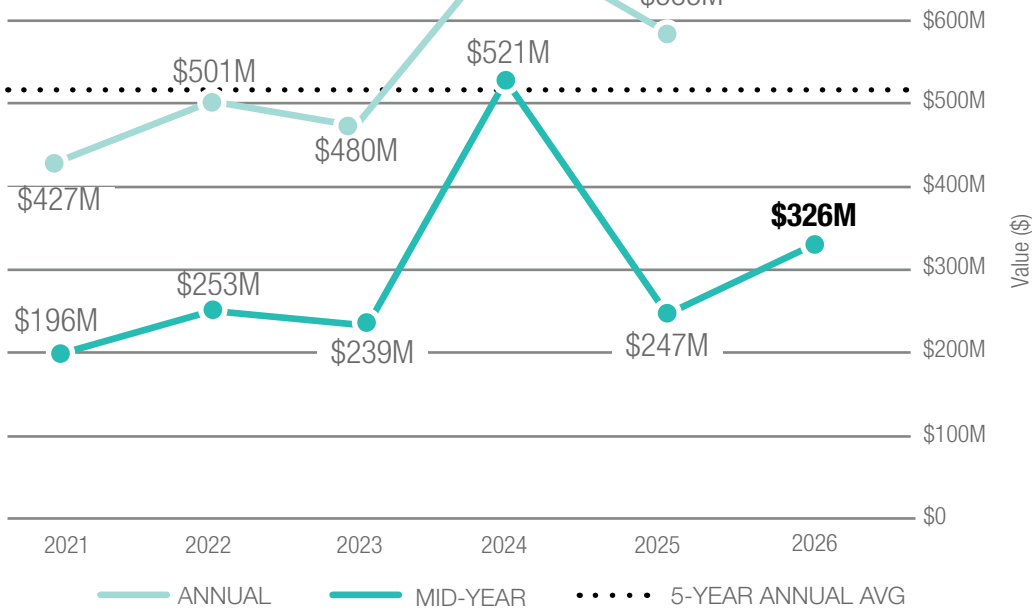


*Note: historical building permit values have been revised from previous reports to remove plumbing permits. Plumbing permit construction value is captured in the building permit construction value in accordance with Building Bylaw, 2018.

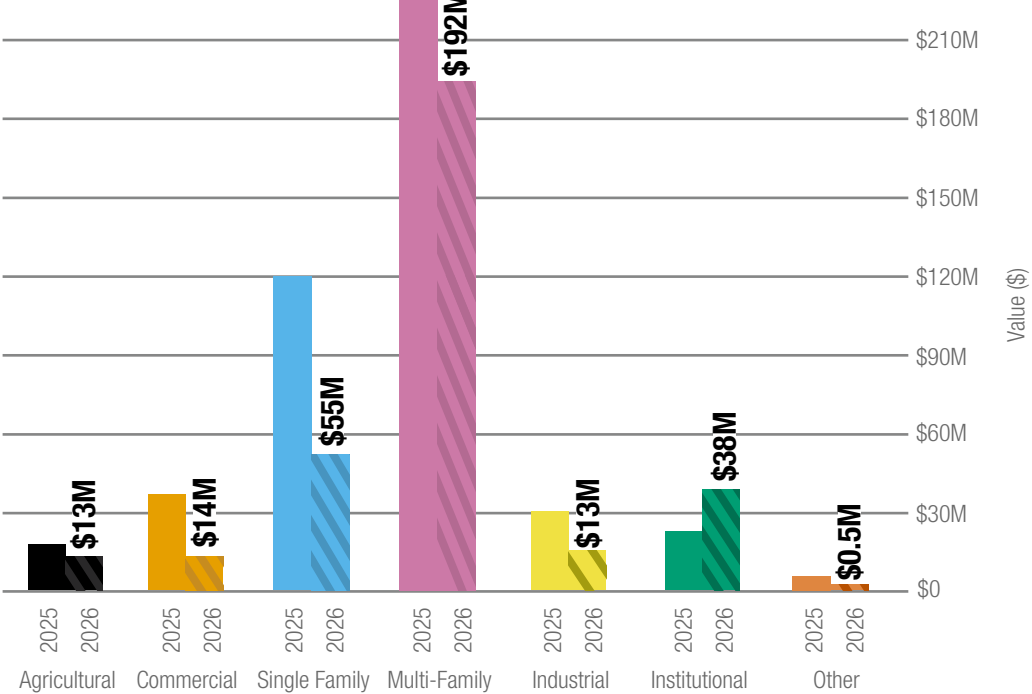
Building Permits (Value)

> Total construction value is at the second highest mid-year level on record, behind only 2024.

Total Value of Building Permits Issued



Total Construction Value of Building Permits Issued by Type



*Note: total construction values have been rounded to the nearest million.

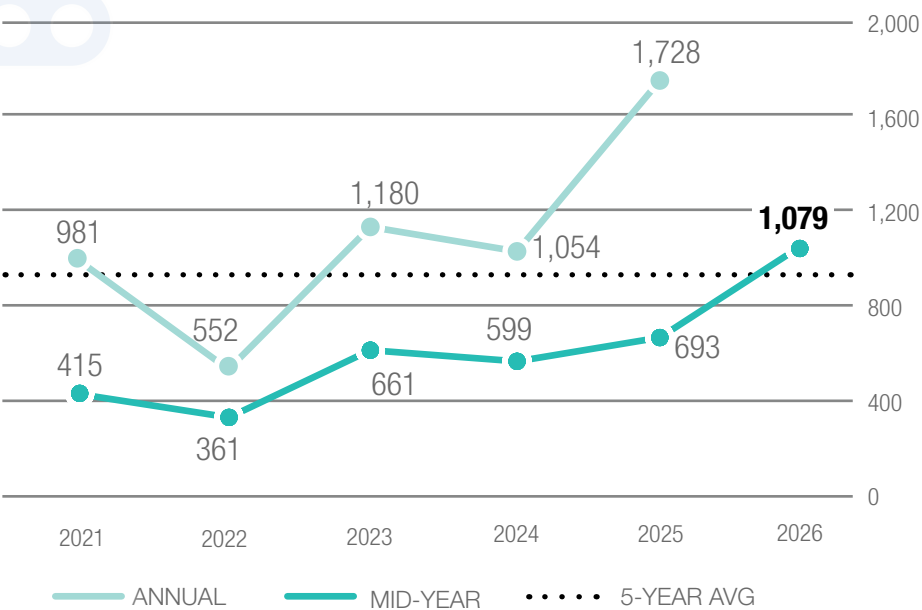
Multi-family residential permit values continue to provide the biggest contribution to total permit values.

Institutional permit values have already exceeded 2025 due to a large church expansion on Downes Rd.

Construction

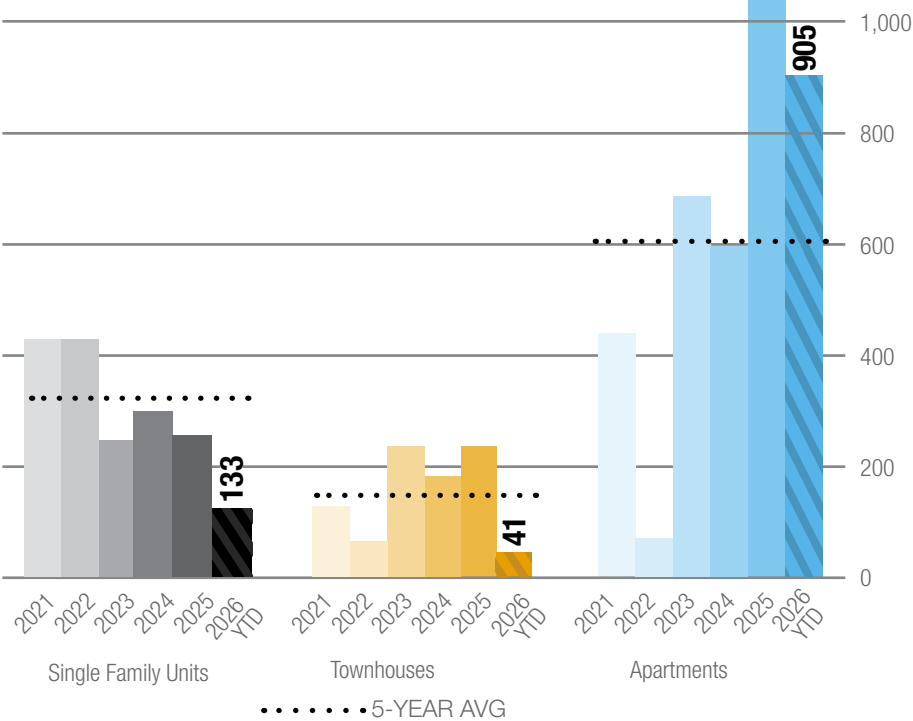
Single Family, Townhouse, & Apartment Units (New Construction & Improvements)

Total Number of New Units



New residential unit construction increased significantly over the past 2 years, which reflects the high rate of development approvals in 2024 and 2025.

New Units by Type



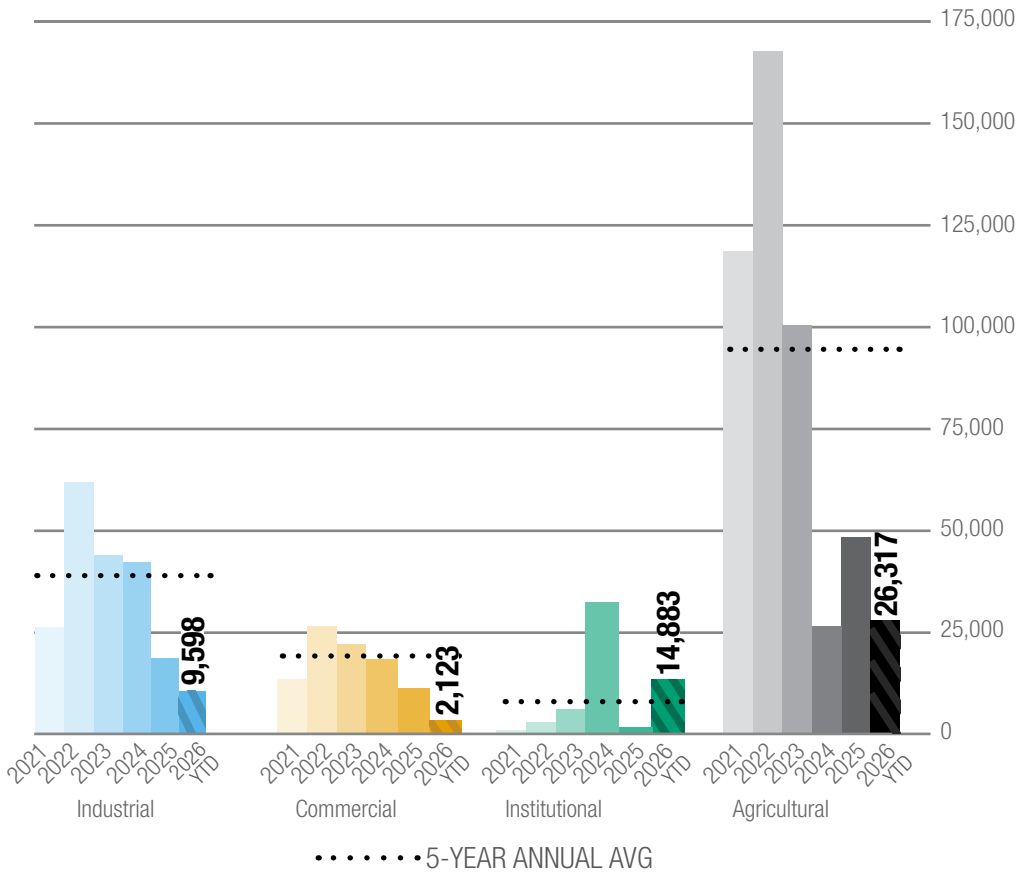
Apartment unit construction has already exceeded the 5-year annual average.

84% of residential units issued building permits so far in 2026 are apartments.

Construction

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

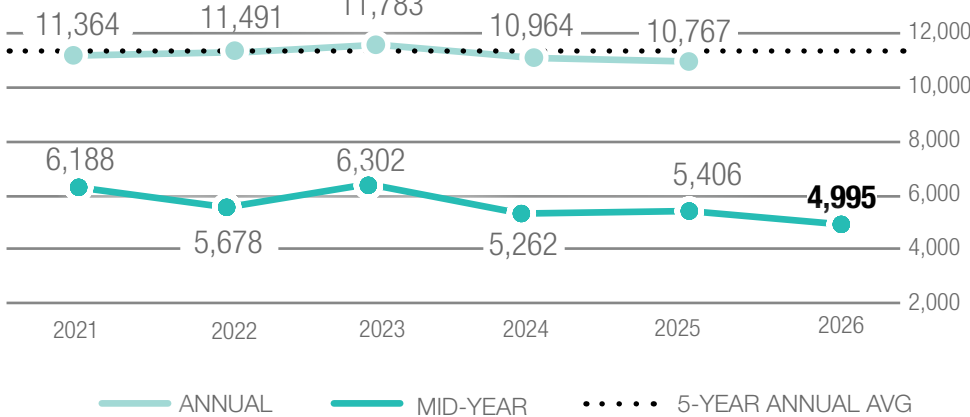
New Floor Area (m²) by Type



Issued building permits for institutional floor area has already exceeded the 5-year annual average, due to a large church expansion.

Building Inspections

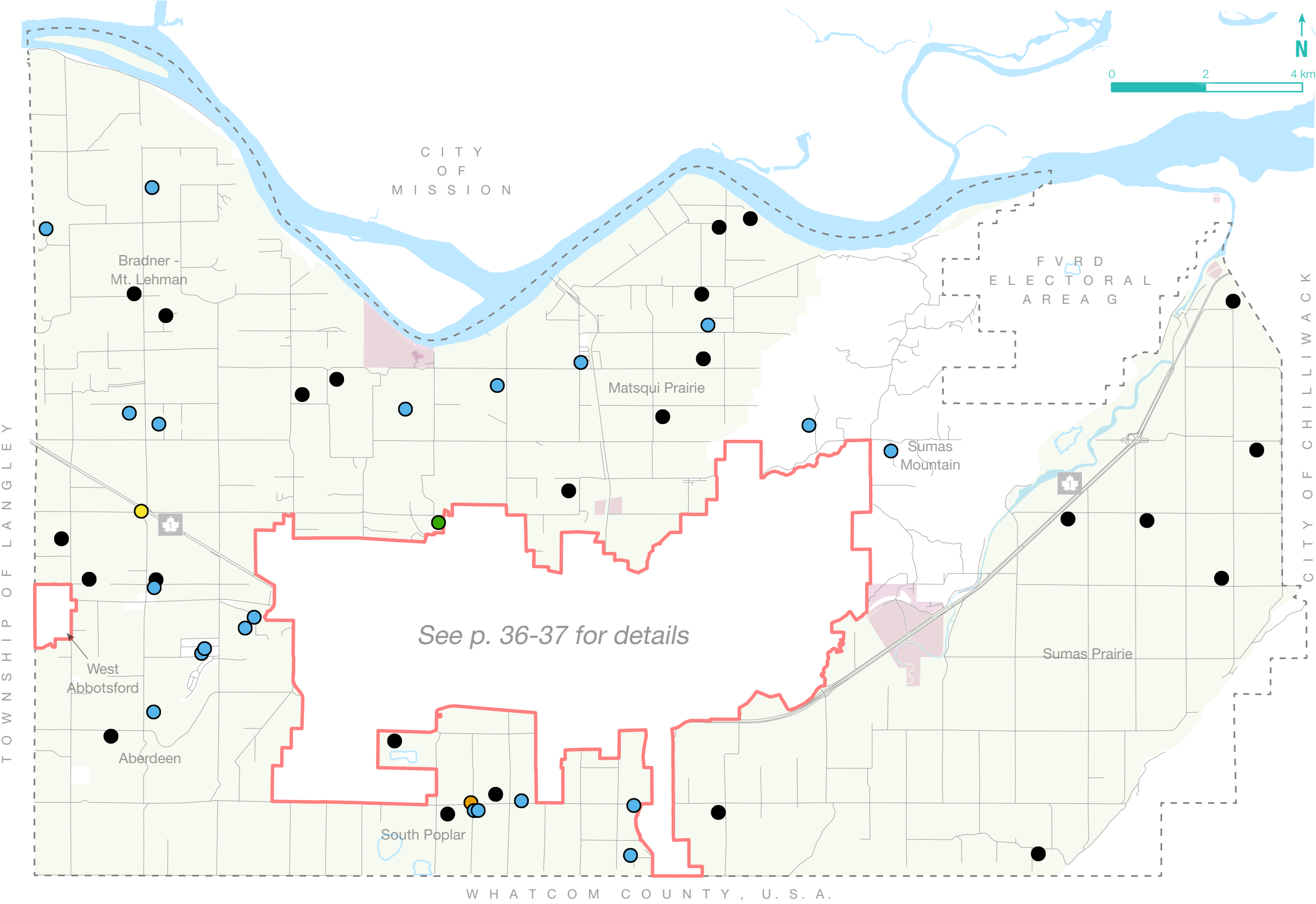
Total Number of Building Inspections



The number of building inspections conducted so far in 2026 is generally consistent with, although lower than, the previous 5 years.

Issued Building Permits

New Construction & Improvements



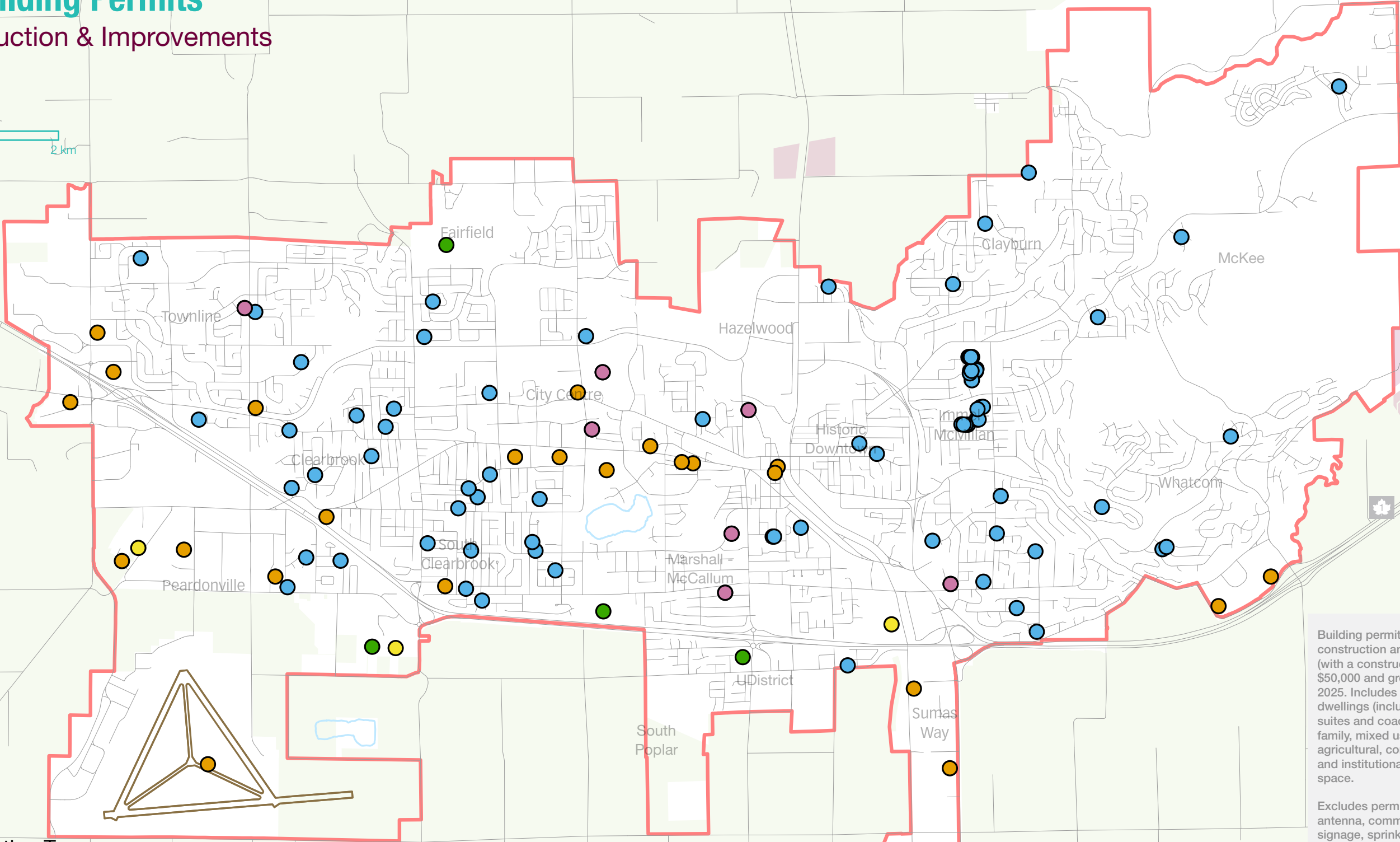
- Construction Type**
- Agricultural
 - Single Family
 - Institutional
 - Industrial
- Urban Development Boundary**
- Community Boundaries**
- Agricultural Land Reserve**
- First Nations**

Building permit applications for new construction and improvements (with a construction value of \$50,000 and greater) approved in 2025. Includes new single family dwellings (including secondary suites and coach houses), multi-family, 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 2025. Includes new single family dwellings (including secondary suites and coach houses), multi-family, 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.

2026 Initiatives



The **OCP Housekeeping** project cleaned up a small number of errors and omissions and improved plan clarity following the Abbotsforward 2050 planning process that concluded in 2025.



The **Zoning Bylaw Housekeeping** project identified opportunities to clarify some of the new regulations adopted alongside the Abbotsforward 2050 planning process.

For updated information on our planning initiatives, please visit:

abbotsford.ca/business-development/community-planning

JAN OCP Housekeeping & Zoning Bylaw Housekeeping

Throughout early 2026 staff monitored implementation of the new OCP and Zoning Bylaw regulations to identify areas for improvement. A range of policies, regulations, and map amendments were identified as opportunities to enhance clarity and correct minor errors and omissions.

FEB Development Application Process Review

Staff continued to work on implementing the short-term initiatives identified in the DAPR report, including digitization and modernization of development applications; alternative public notification; delegation of minor development variance permits; replacing development agreements with servicing agreements; and reviewing the development application review team (DART) terms of reference.

MAR OCP Housekeeping

On March 10, 2026 Council directed staff to move forward with an OCP housekeeping amendment to address necessary revisions and undertake associated community engagement.

Public Notice Bylaw

In accordance with Council direction resulting from the DAPR report, staff began identifying potential updates to the public notification process, including posting on the City's website, and distributing through a subscription based email service. Transitioning public notices in this way is anticipated to provide greater flexibility to the City, improve community accessibility and awareness, and provide opportunities to increase the amount of information available to residents.

Delegated Minor Variance Permits

In accordance with Council direction resulting from the DAPR report, staff began exploring potential updates to the City's delegation framework to include minor development variance permits. This involved developing criteria of what defines 'minor' and guidelines to assist the delegated official's review.

APR OCP Housekeeping

As directed by Council, staff undertook community engagement associated with the OCP Housekeeping amendment throughout April 2026. Engagement included utilizing the City's Let's Talk Abbotsford online engagement platform, School District notification letters, presentation to Council's Development, Transportation, & Infrastructure Advisory Committee (DTIAC), and a Public Information Meeting.

Density Bonus Update

As directed by Council, staff undertook an engagement process regarding updating the density bonus program to enable in-kind affordable housing contributions, as required by provincial legislation.

MAY OCP Housekeeping

On May 12, 2026, Council gave first and second readings to the OCP Housekeeping amendment bylaw and advanced the bylaw to an upcoming public hearing. Prior to the public hearing staff referred the bylaw to local school districts.

Zoning Bylaw Housekeeping

On May 26, 2026 Council gave three readings to the Zoning Bylaw Housekeeping amendments and directed staff to refer the bylaw to the Ministry of Transportation and Transit for approval.

JUN Zoning Bylaw Housekeeping

On June 16, 2026 Council adopted the Zoning Bylaw housekeeping amendments, concluding the project.

Public Notice Bylaw

On June 16, 2026 Council gave three readings to the Public Notice Bylaw, which will take effect in January 2027.

Density Bonus Update

On June 23, 2026 Council adopted updates to the Zoning Bylaw and the Reserve Funds Establishment Bylaw to implement required changes to the density bonus program.



The **Density Bonus Update** is in response to new provincial legislation that requires density bonus programs to include an option to provide in-kind affordable housing in exchange for bonus density. In addition, provincial legislation also introduced new requirements for preparing density bonus programs, which this project responds to.



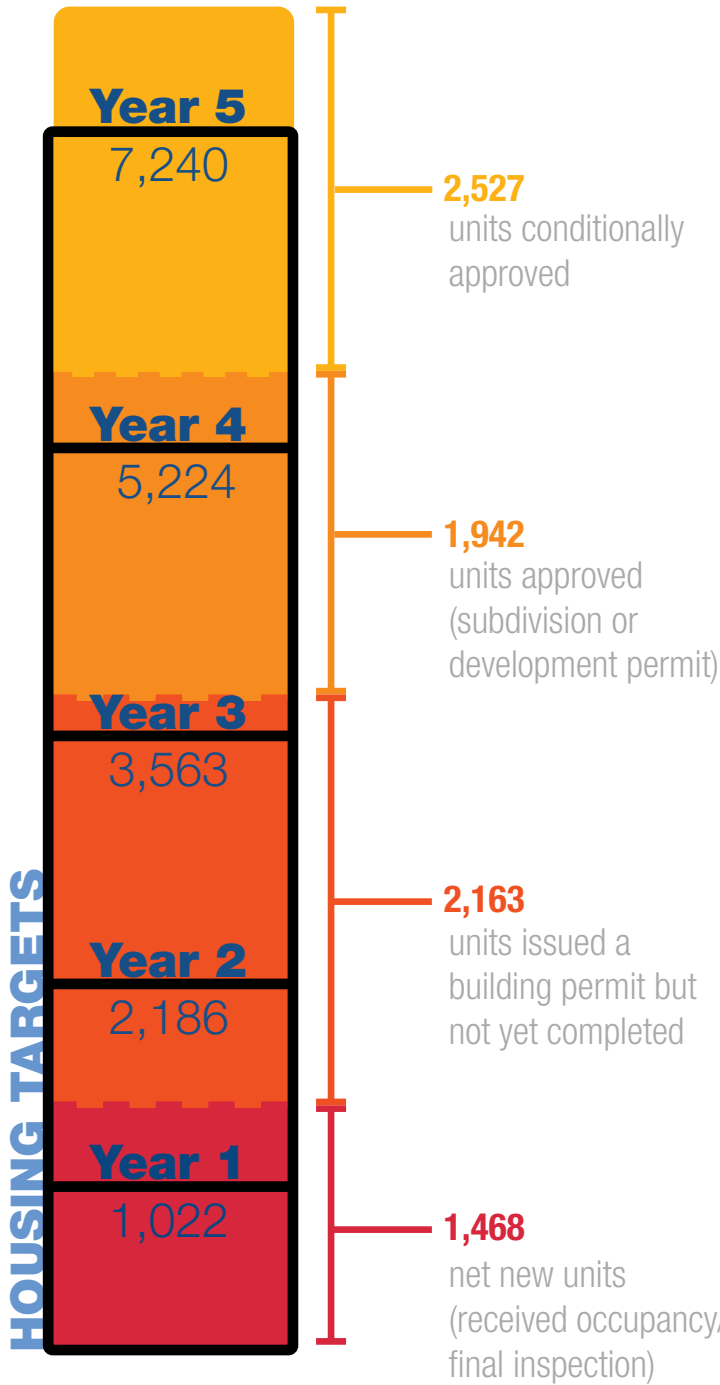
The **Development Application Process Review** project builds on the Building Division's D3 project by examining the processes in place to receive, assess and approve a broad range of development applications. This review is to streamline processes, and is driven by a strong desire to enhance customer service and reduce timelines.



Provincial Housing Targets

In September 2023, the City received a Housing Target Order under the Province's Housing Supply Act. The order requires that 7,240 net new housing units be built in Abbotsford by September 2028. The annual (cumulative) breakdown of required housing units is seen below (Year 1-5).

Annual reports to the Province are required to demonstrate progress towards the target. The reporting periods are from October 1-September 30 annually.



Through **Year 2** of the Housing Target Order, the City has issued occupancy for **1,468 net new units**, 67% of the cumulative target so far (2,186 units).

The **Year 2** total of **866 units** was significantly higher than Year 1 (602 units), so the City is trending in the right direction.

In addition to completed housing units, the City has been approving a volume of development applications that is consistent with meeting the target over time.

The **Year 3** reporting period ends on September 30, 2026. An update on progress will be provided in the **2026 Annual Report**.

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