



# 2024

## ANNUAL REPORT

Planning & Development Services

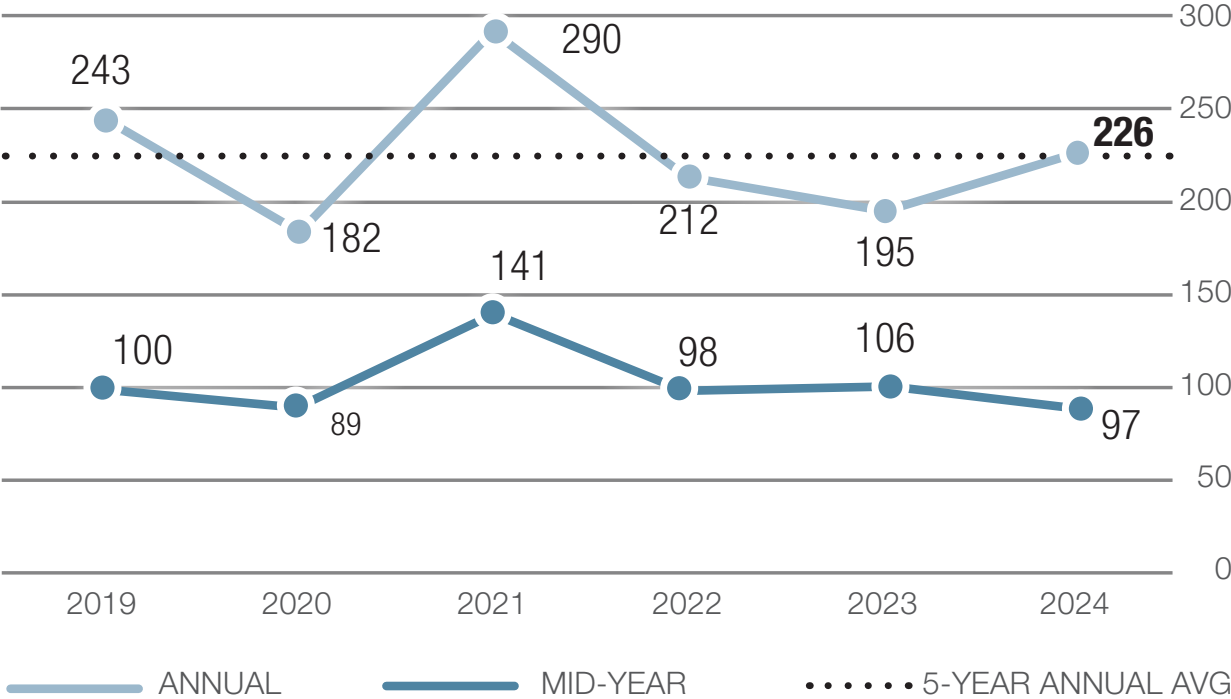


# Land Development Applications Received

*Land Development Applications Received refer to applications that have not progressed to the staff review process.*

The total number of land development applications received in 2024 **(226)** is the most since 2021 **(290)**.

Total Land Development Applications Received



## Applications by Type:

ALC: 24

DP: 38

SD: 70

RZ: 88

OCP: 6

Other: 148



# Land Development Applications Received

## Notable Projects



**2738 Garden Street**  
346 Units



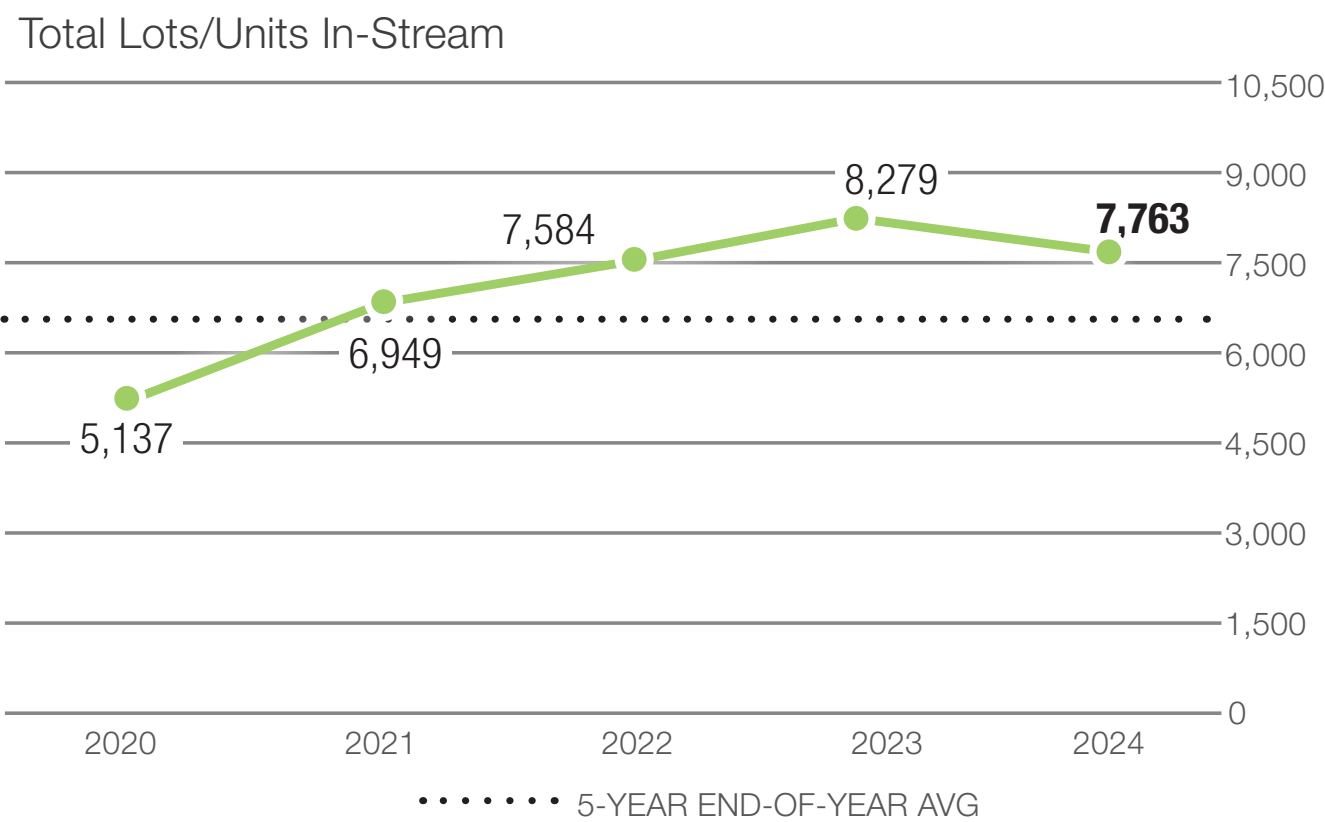
**33404 Marshall Road**  
83 Units



# In-Stream Residential Applications

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

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



- » Following three years of consistent growth, the number of residential units in-stream started to decrease last year.
- » This reflects a record-breaking year for residential approvals in 2024.

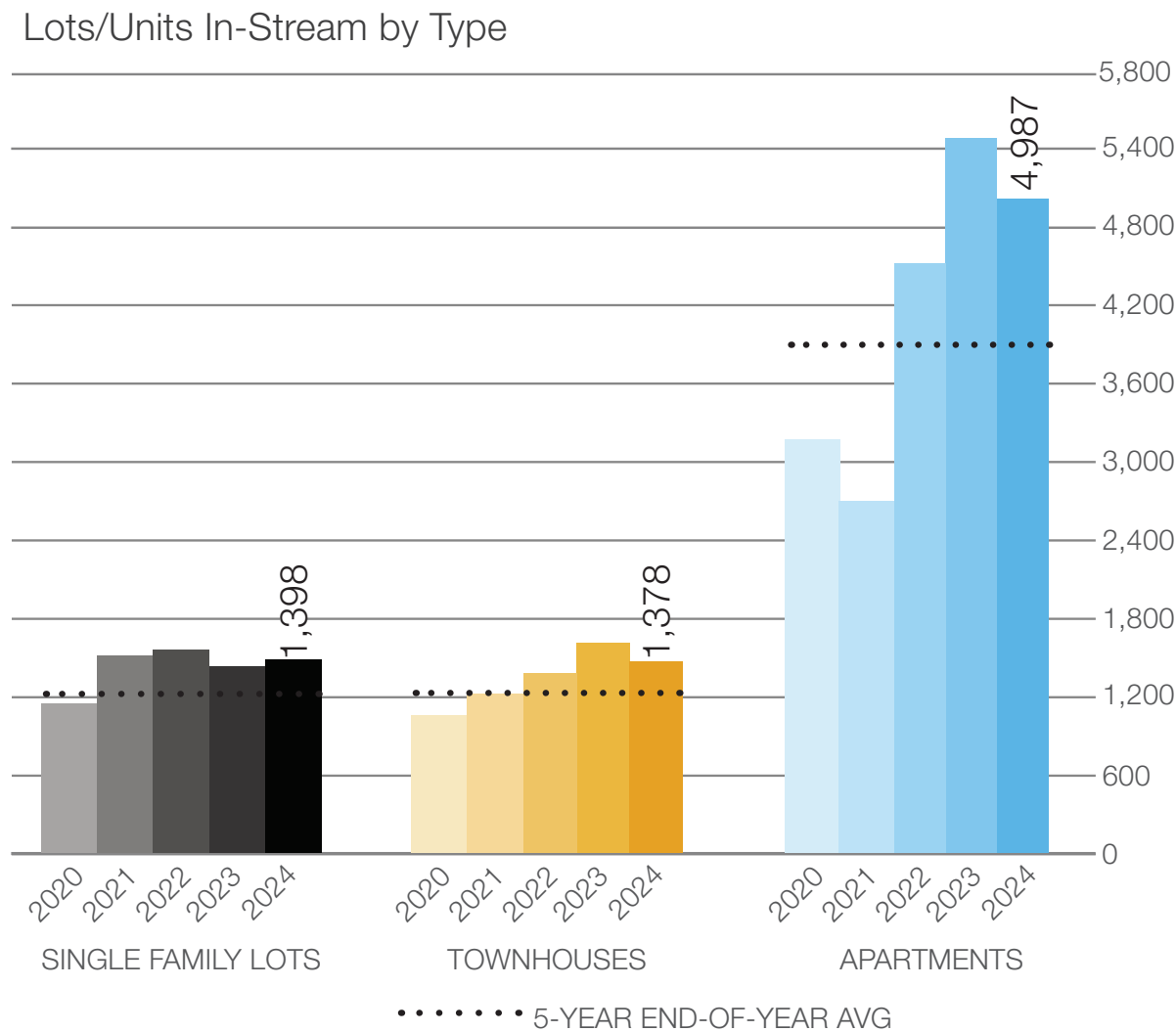




# In-Stream Residential Applications

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

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



- » Over 80% of all in-stream lots/units at the end of 2024 were multi-family units.
- » In-stream multi-family units did start to decrease for the first time in several years.
- » The decrease in multi-family units is the result of several large applications receiving final approval in 2024.



# In-Stream Residential Applications

## Notable Projects

**2507 Bourquin Cres**  
64 Units

APT



**1974 Horizon St**  
82 Units

APT



**2881 Montrose Ave**  
130 Units

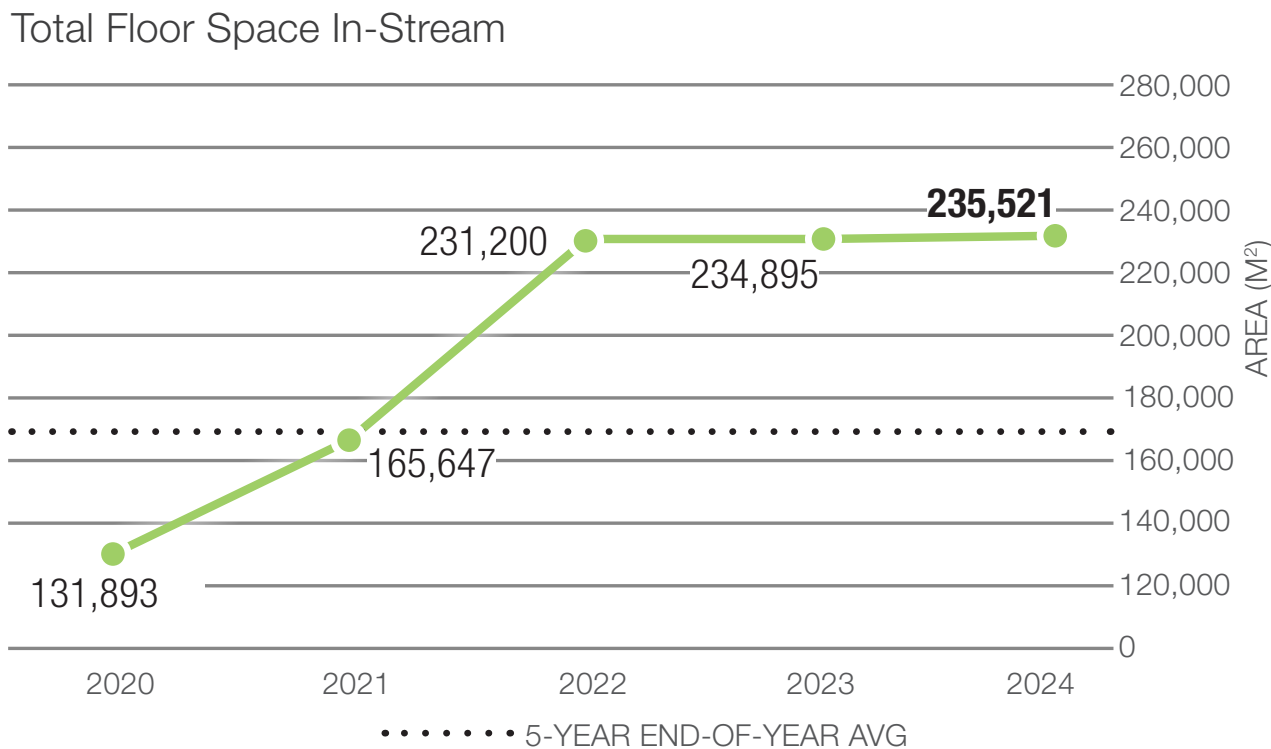
APT



# In-Stream ICI Applications

## Institutional, Commercial & Industrial Floor Space

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



The total in-stream Institutional, Commercial, and Industrial floor space area is well above the 5-year average of 192,453 m².

In-stream floor space by type:

- » **Institutional:** 11,528 m²
- » **Commercial:** 26,758 m²
- » **Industrial:** 197,235 m²





# In-Stream ICI Applications

## Notable Projects



**3589 Mt. Lehman Rd**  
85,701 m<sup>2</sup>

IND

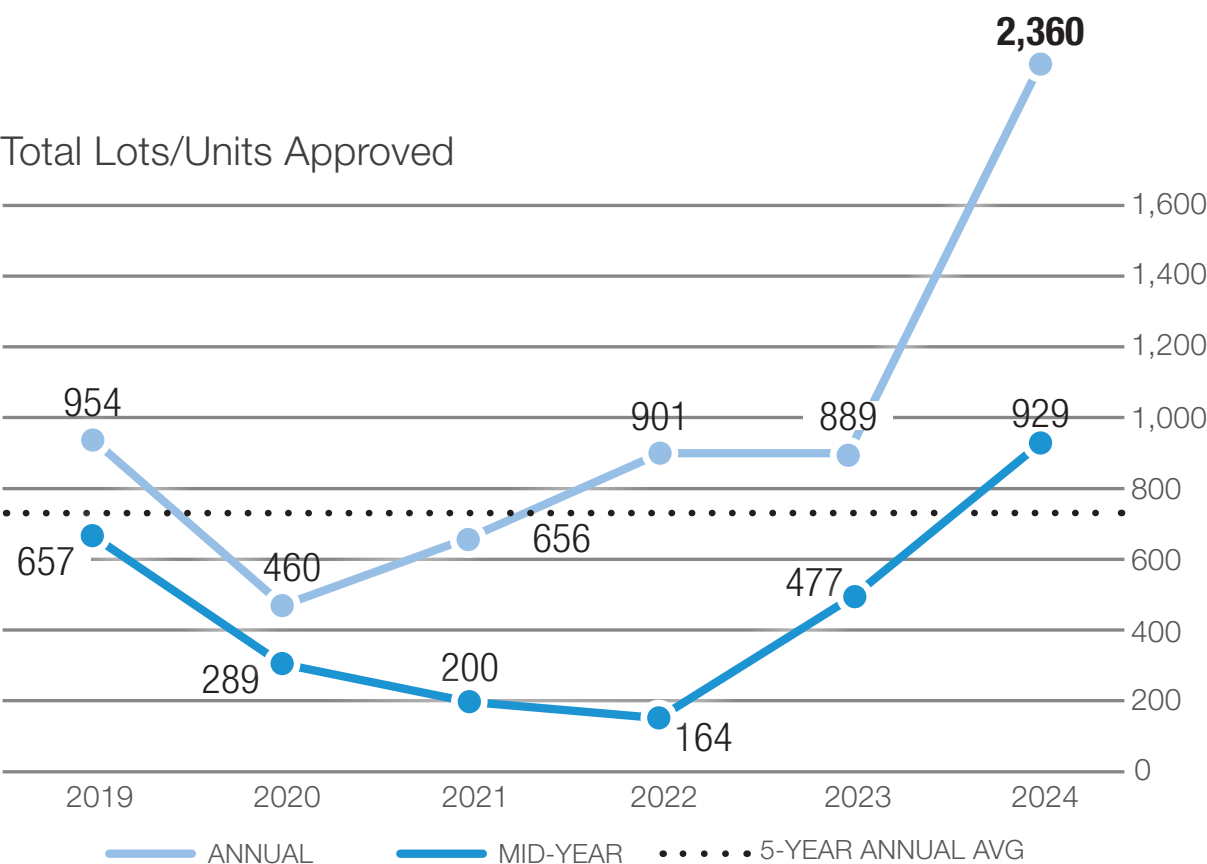


**30100 Automall Pl**  
3,805 m<sup>2</sup>

COM

# Approved Residential Applications

Approved lots/units refers to applications which have recieved either adoption of a rezoning or an issued development permit.



The total number of units approved in 2024 is more than double any of the previous 5 years.

## Approved lots/units by type:

- » **Single family:** 184
- » **Townhouse:** 398
- » **Apartment:** 1,778

*\*An additional 170 townhouse units and 1,140 apartment units are currently approved in principle.*



# Approved Residential Applications

## Notable Projects

### 3174 Mt Lehman Rd

419 Units

APT



### 1455 McCallum Rd

130 Units

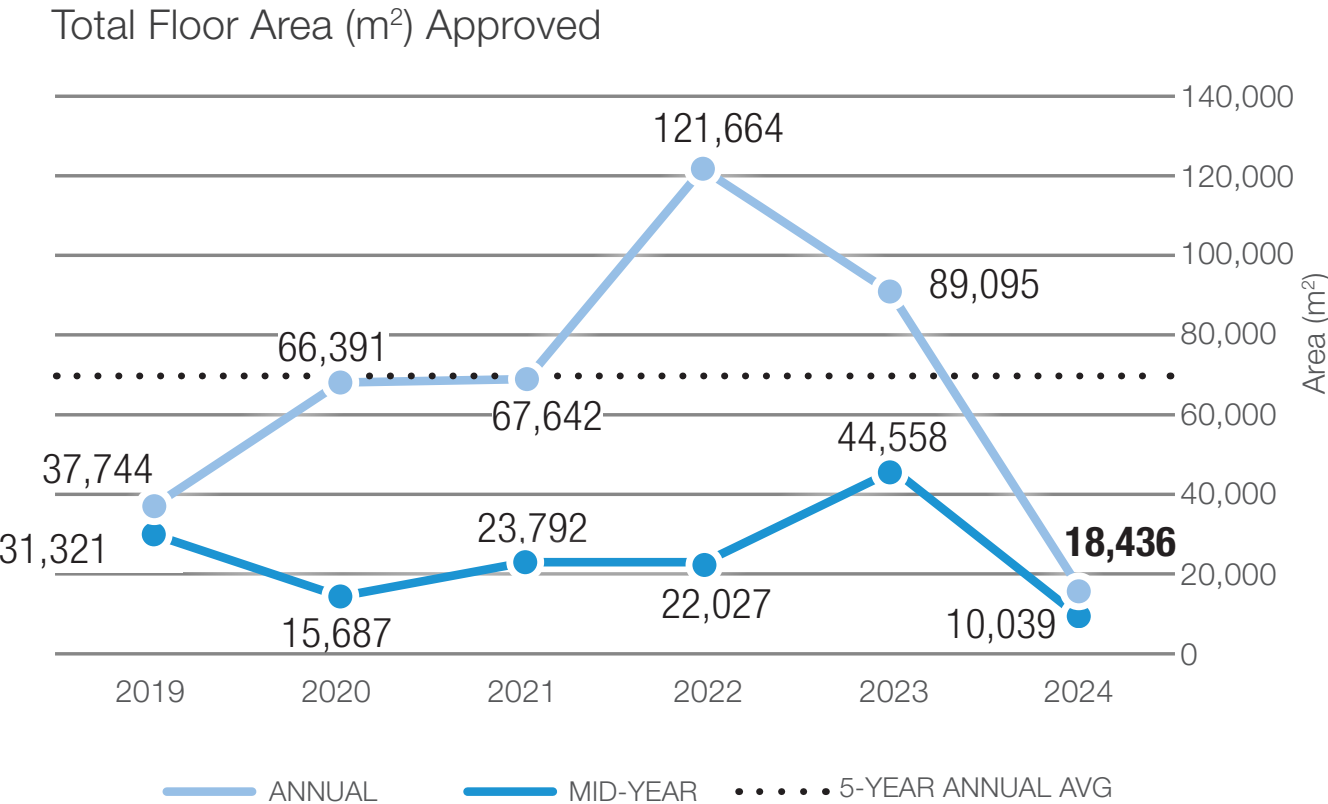
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# Approved ICI Applications

## Institutional, Commercial and Institutional



Overall, approved ICI (Industrial, Commercial, and Institutional) floor area has decreased significantly compared to previous years.

Approved floor area by type:

- » **Commercial:** 1,422 m<sup>2</sup>
- » **Industrial:** 17,014 m<sup>2</sup>



# Approved ICI Applications

## Notable Projects

### 2180 Iron Mills Court

5,060 m<sup>2</sup>

IND



### 2731 Montrose Ave

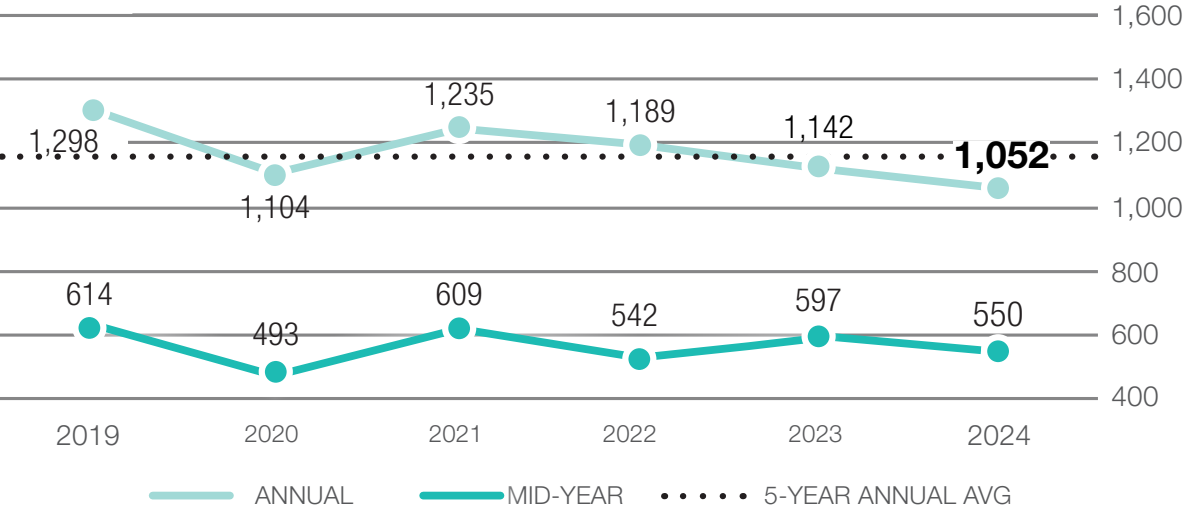
855 m<sup>2</sup>

MU



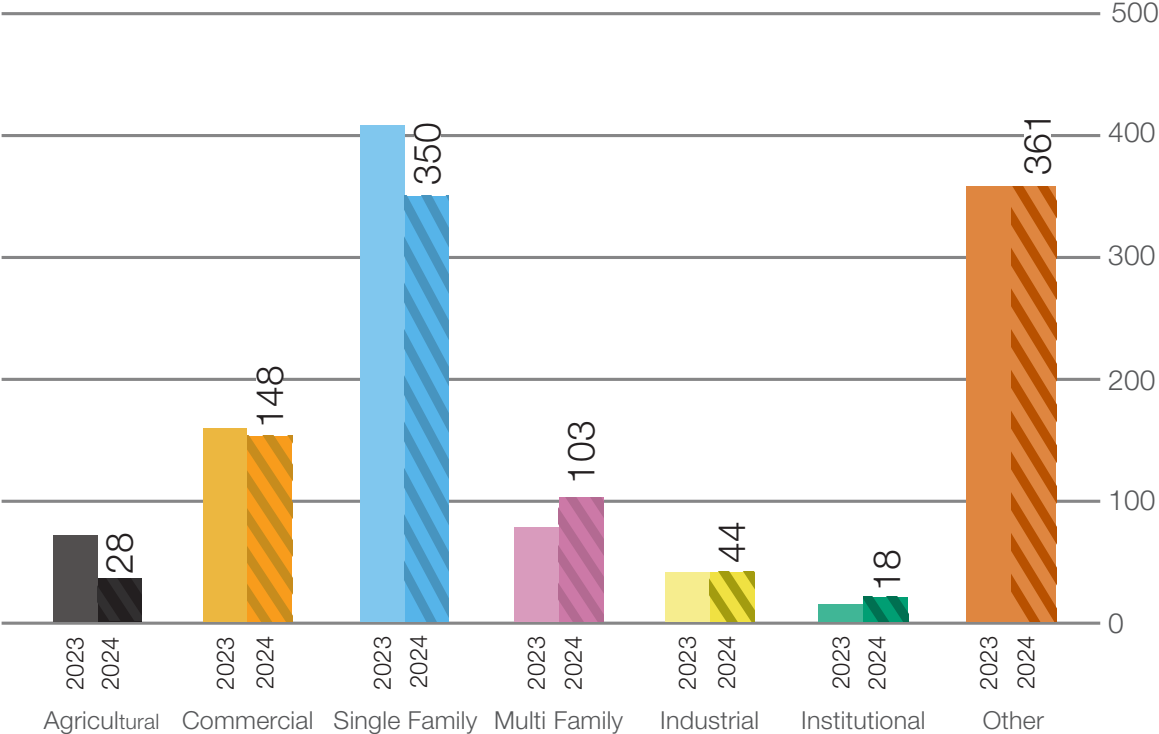
# Issued Building Permits

Total Building Permits Issued



The overall number of issued building permits saw a decrease from 2023 to 2024, having now dropped below the 5-year average.

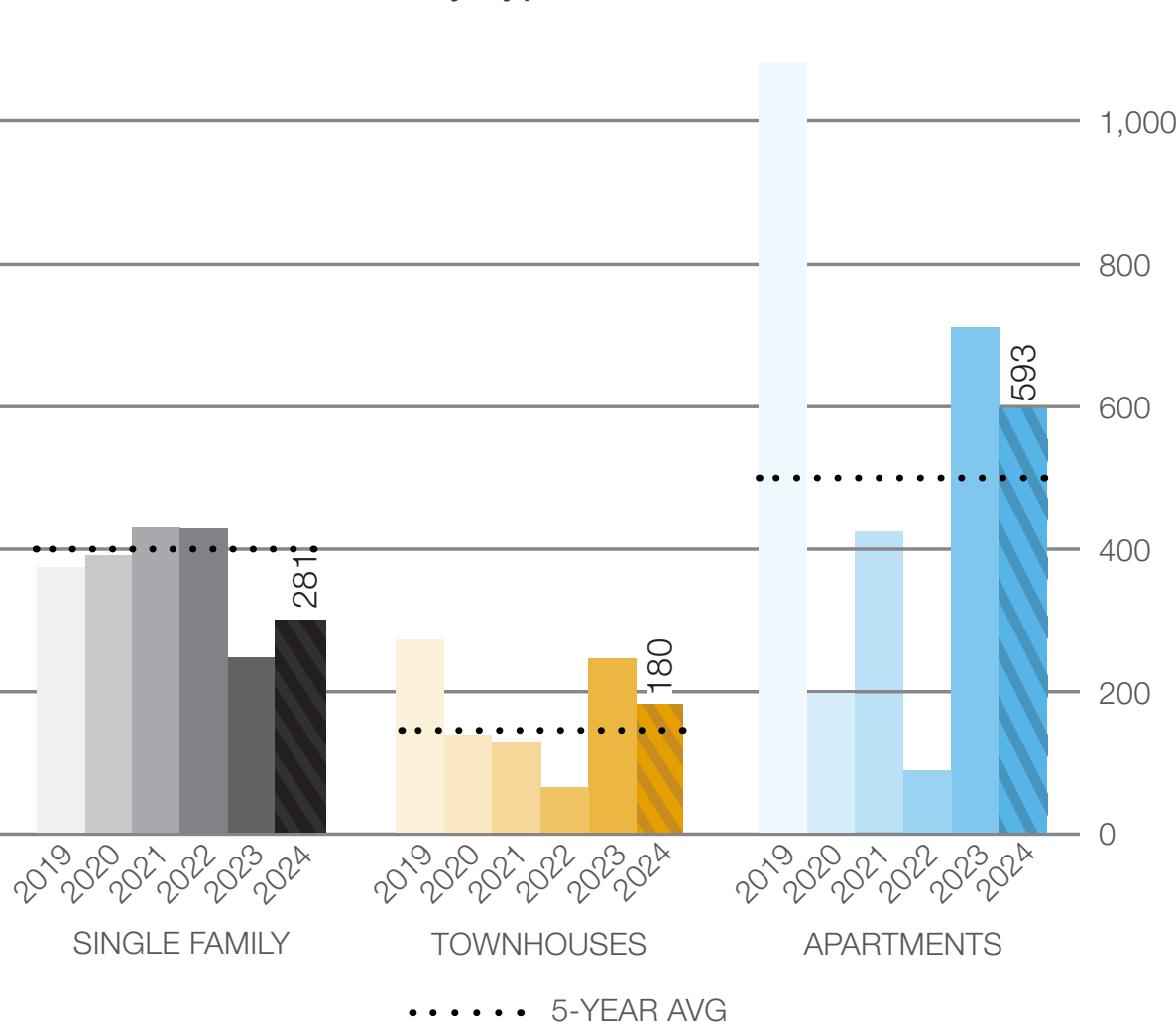
Total Number of Building Permits Issued by Type



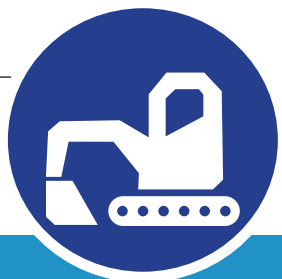
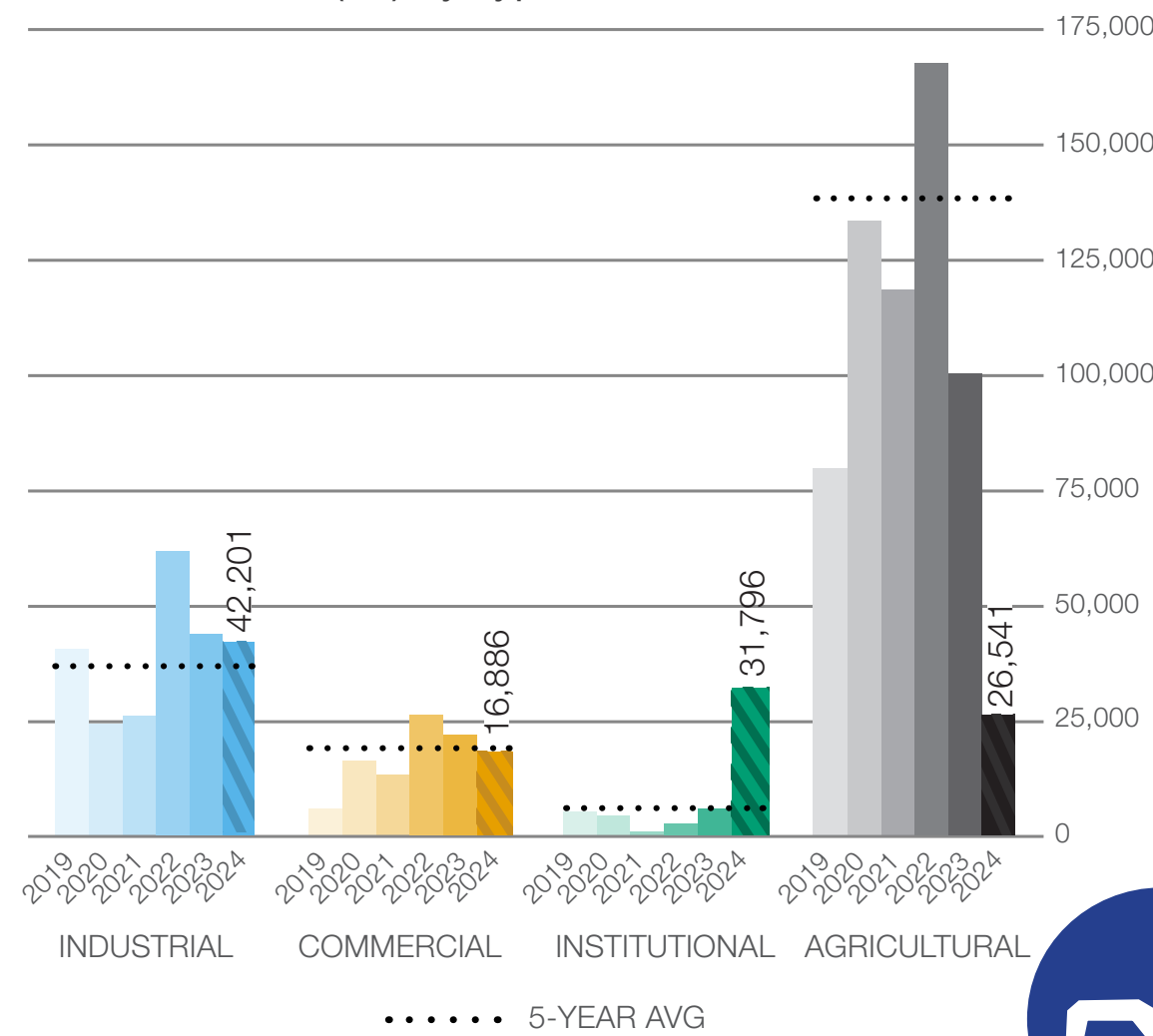


# Issued Building Permits

New Residential Units by Type

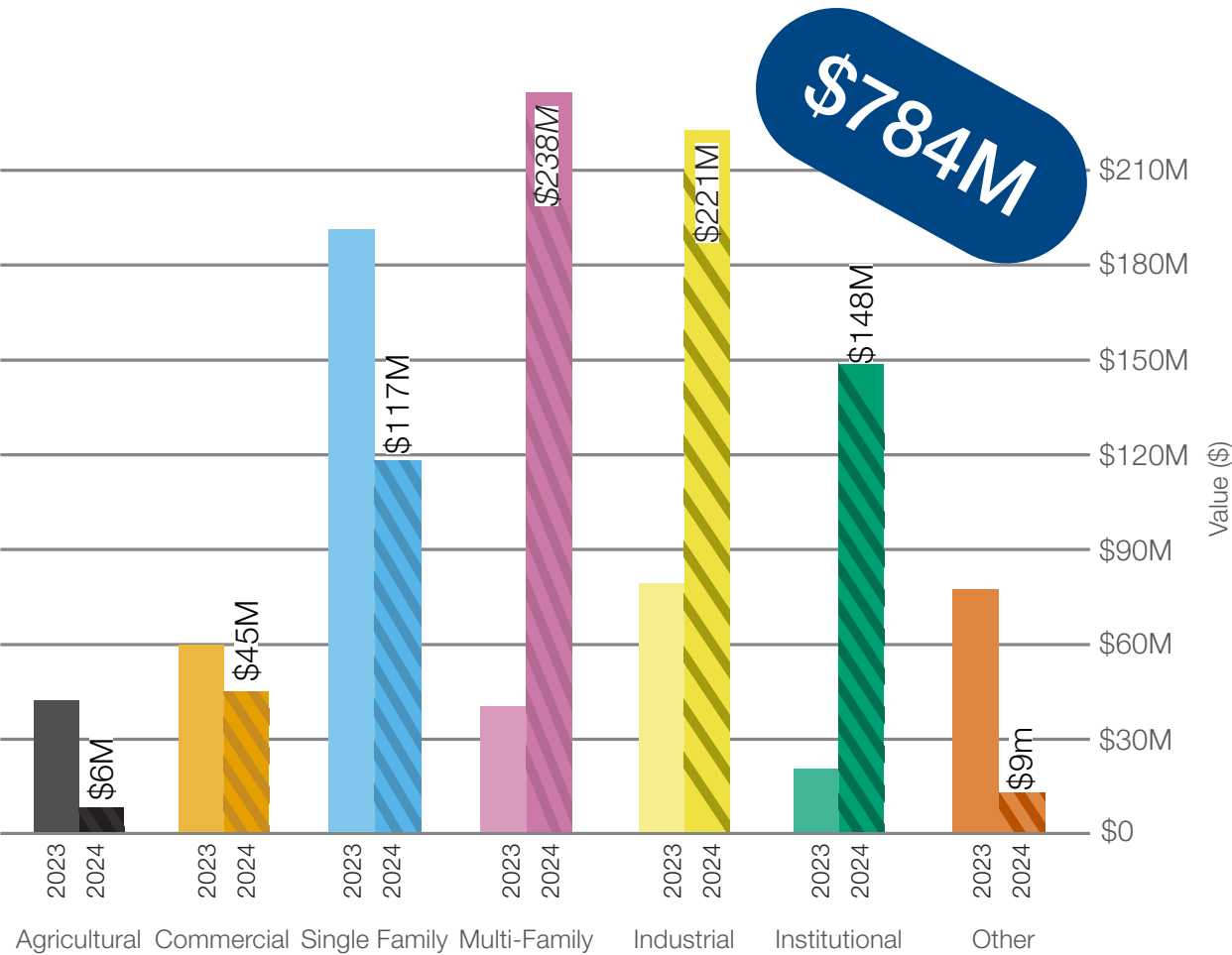


New Floor Area (m²) by Type



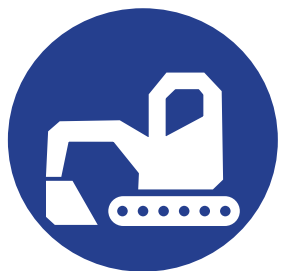
# Construction Value

Total Construction Value of Building Permits Issued by Type



Multi-family, Industrial, and Institutional permit values saw a dramatic increase compared to 2023.

Total construction value in 2024 increased by **\$304M** compared to 2023 (\$480M).



# Issued Building Permits

## Notable Projects

### 3911 Mt. Lehman Rd

\$185,000,000  
9,210 m<sup>2</sup>

IND



Source: Global News, April 23, 2024. "B.C. puts up \$25M for plant to help boost local milk production". Screenshot from video. <https://globalnews.ca/news/10444281/agriculture-milk-plant-b-c-funding/>

### 33844 King Rd

\$101,100,000 (2 projects)  
14,119 m<sup>2</sup>

INST



Source: University of the Fraser Valley, 2024. "New student housing". <https://www.ufv.ca/campus-planning/campus-planning/current-capital-projects/new-student-housing/>

### 32528 Simon Ave

\$26,500,000  
8,972 m<sup>2</sup>  
134 Units

MU





# 2024 Project Initiatives



The **OCP Update** advanced to Stage 3 (Prepare New Policy) following Council's receipt of the Stage 2 New Directions Report. The report took the early ideas from Stage 1 and refined them, with the help of engagement feedback, into high-level 'New Directions' to guide the preparation of detailed policy and regulation in Stage 3.



Through the **D3 project**, staff continue to increase services offered through the online portal. Phase 2 includes plumbing and sprinkler permit applications.



Community Planning has been working on a variety of projects that aim to relieve **housing pressure**. Some of this work has been mandated by the Province.



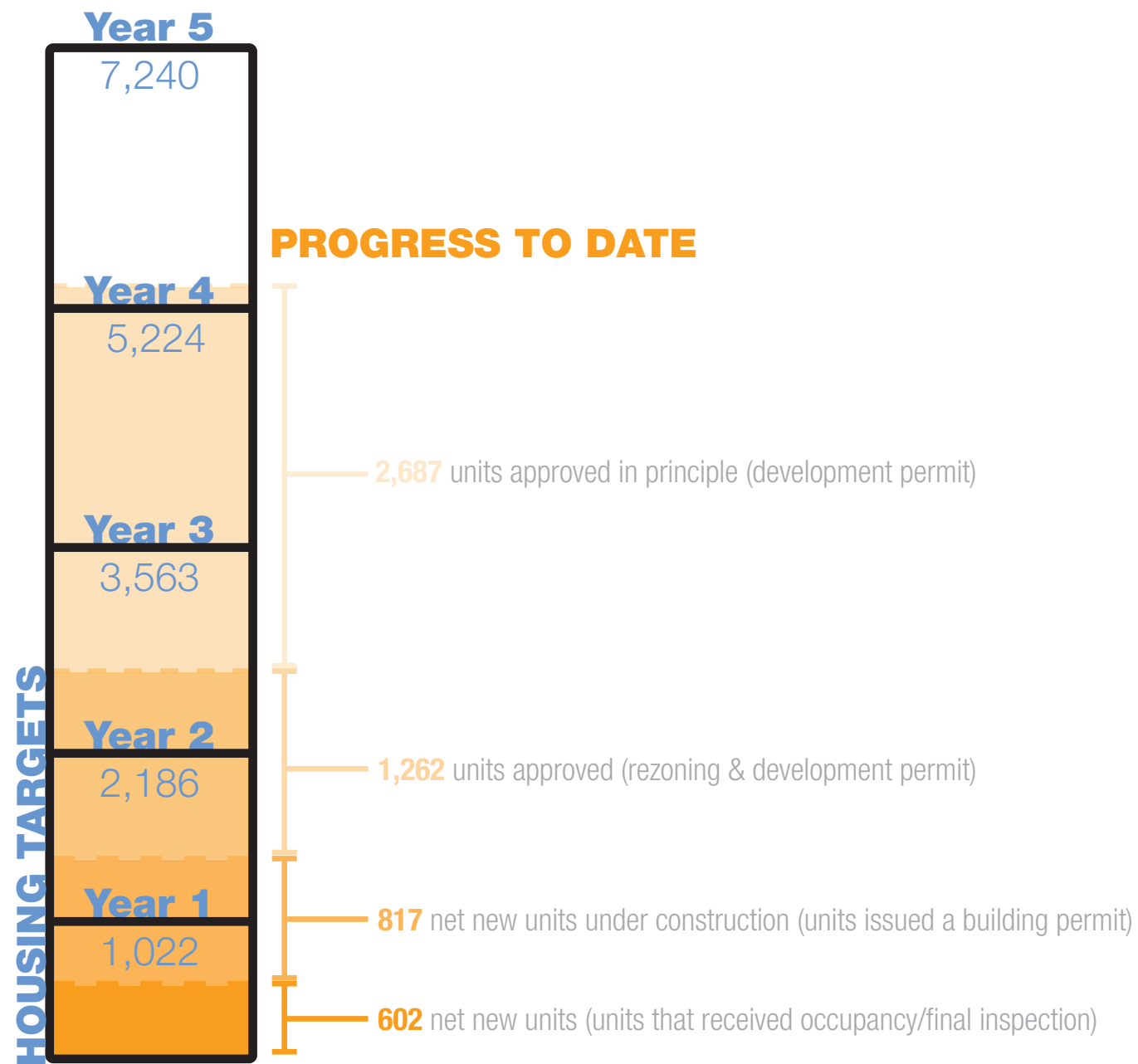
The **Commercial Truck Parking Strategy** is a Council Strategic Plan initiative aimed at addressing the demand for overnight commercial truck parking within Abbotsford. City staff are conducting a 3-stage strategy process to help resolve this issue.



The **Development Application Process Review** project will examine processes in place to receive, assess and approve a broad range of development applications. This review is intended to streamline processes, and is enhance customer service and reduce timelines.

# Provincial Housing Targets

As of September 30, 2024 **(first annual report)**, the City issued occupancy for 602 net new units, reaching 59% of the **Year 1 annual target** of 1,022 units.





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