

2017

FOURTH QUARTER REPORT

Planning & Development Services



OCTOBER - DECEMBER 2017



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Cover image of proposed “The U” Development by District Properties Group on King Street.
Image by: Keystone Architecture



Source of all data: City of Abbotsford, Planning and Development Services

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 Planning & Development Services Department consists of four main divisions: Community Planning, Development Planning, Development Engineering and Building Permits & Licences.

Introduction

The Planning and Development Services (PDS) 2017 Fourth Quarter Report is a snapshot of how we've progressed over the past quarter.

As of Q1 2017, the report uses updated community boundaries to better reflect the framework of the current OCP.

The format of the report follows the major steps in processing development and building permit applications, from initial inquiries to final building occupancy.

This report contains current departmental initiatives highlighting some of the major projects underway in the fourth quarter of 2017, and growth and development activity. The main initiatives for Q4 2017 were Stage 3 of AgRefresh, and Stage 2 for both the City Centre and Historic Downtown Neighbourhood Plans. Staff coordinated 111 Development Inquiry Meetings, received 66 development applications, issued 440 building permits, and completed 3,150 building inspections.

We will continue to build on these achievements and look forward to a busy first quarter of 2018!

For more information: www.abbotsford.ca/stats

Application Process

	<p>1. INQUIRY</p> <p>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.</p>
	<p>2. SUBMISSION & REVIEW</p> <p>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.</p>
	<p>3. APPROVAL & ISSUANCE</p> <p>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.</p>
	<p>4. CONSTRUCTION</p> <p>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.</p>

Development Applications Development Inquiry Meetings (DIM)



During Q4, staff coordinated 111 Development Inquiry Meetings (DIM), which greatly exceeds the Q4 2016 number (65), and continuing the high volume of DIMs during Q2 2017 (130) and Q3 2018 (131). DIMs are intended to provide preliminary direction and feedback to land owners/developers who are considering development in Abbotsford. Feedback is related to the consistency of their proposal/concept with respect to the Official Community Plan, Development Permit Area guidelines, Zoning and other City regulatory bylaws, as well as anticipated off-site infrastructure requirements.

Approximately 69% of all inquiries (66) included rezoning and/or subdivision of property to accommodate residential development in both single and multi-family style developments. Inquiries related to commercial (10) and industrial (7) represented an additional 15% of total inquiries. Inquiries related to agricultural land (15) represented 14% of DIMs hosted this quarter. Mixed use developments (5) represented 5% of inquiries. There was 1 institutional inquiry.



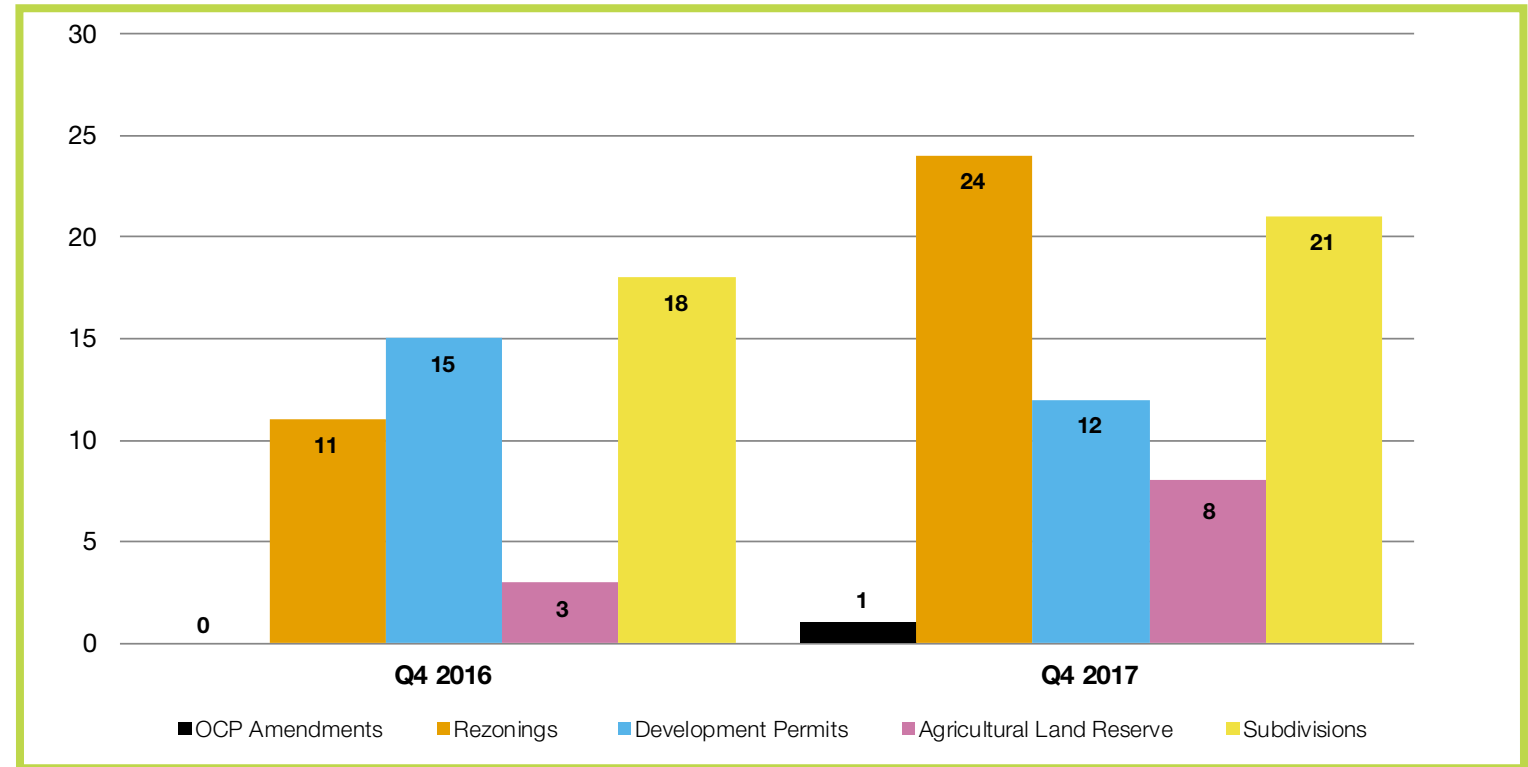


Land Development Applications Received

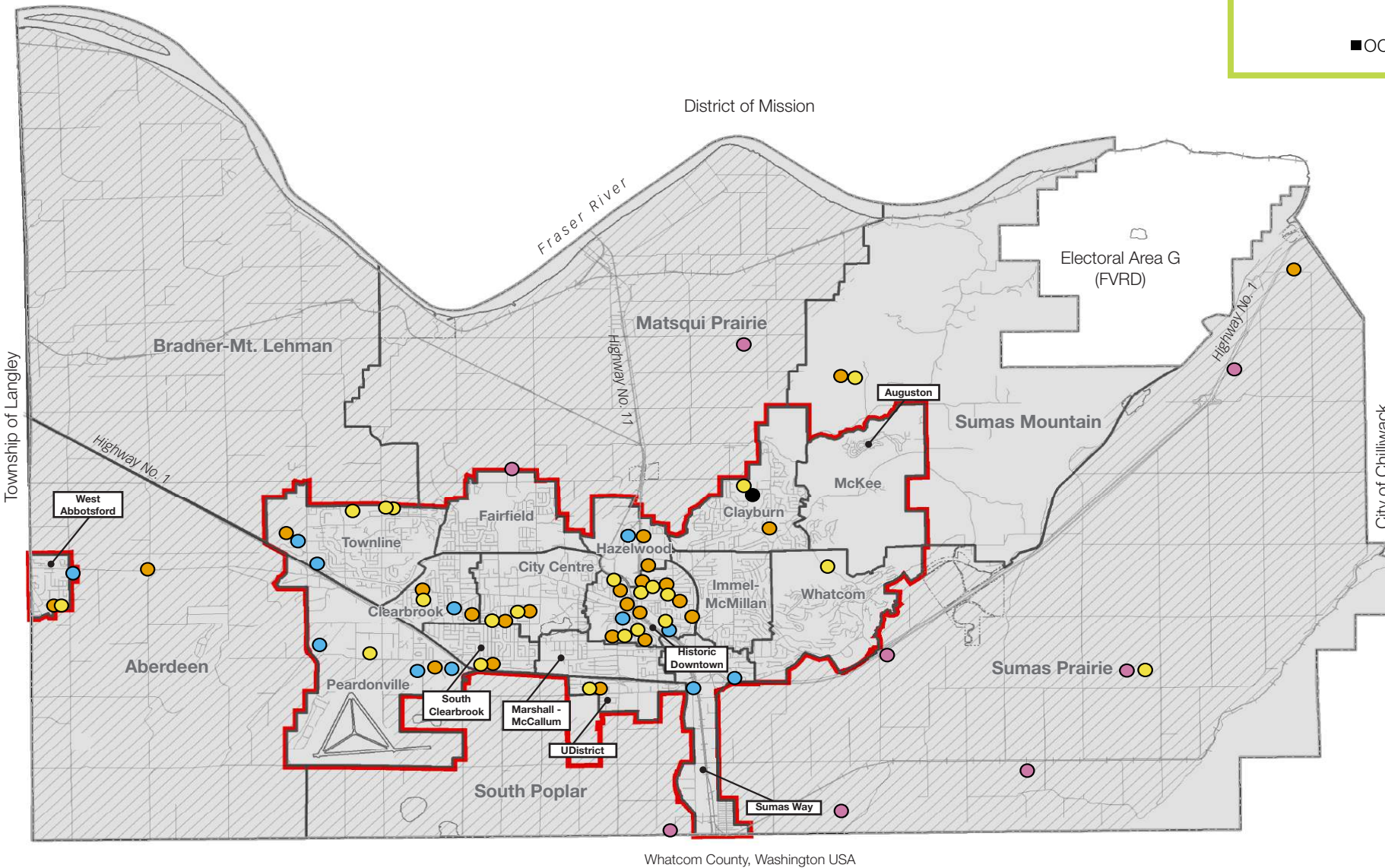
The total number of all development applications received in Q4 2017 is 66, compared to 47 in Q4 2016. Compared to Q4 2016, applications greatly increased for rezonings by 13. Applications received also increased for subdivisions by 3, and for Agriculture Land Reserve applications by 5. Applications for Development Permit applications decreased by 3. The second OCP amendment application since the Q1 2016 was received.

Q4 2016 total: **47**

Q4 2017 total: **66**



18 additional development applications were received in the fourth quarter of 2017, including Accessory Seasonal Employee Residential Use and DP Exemption.



Q4 2017 - Application Type (number of applications)

- OCP Amendments - 1
- Rezonings - 24
- Development Permits - 12
- Agricultural Land Reserve - 8
- Subdivisions - 21
- ▭ Urban Development Boundary (UDB)
- ▨ Agricultural Land Reserve

Notes: A single development may have multiple applications. Symbols may have been moved for greater clarity and may not be in the exact location of the application.



In-Stream Residential Applications

Single Family (lots), Townhouse (units) & Apartment (units)

Single Family:

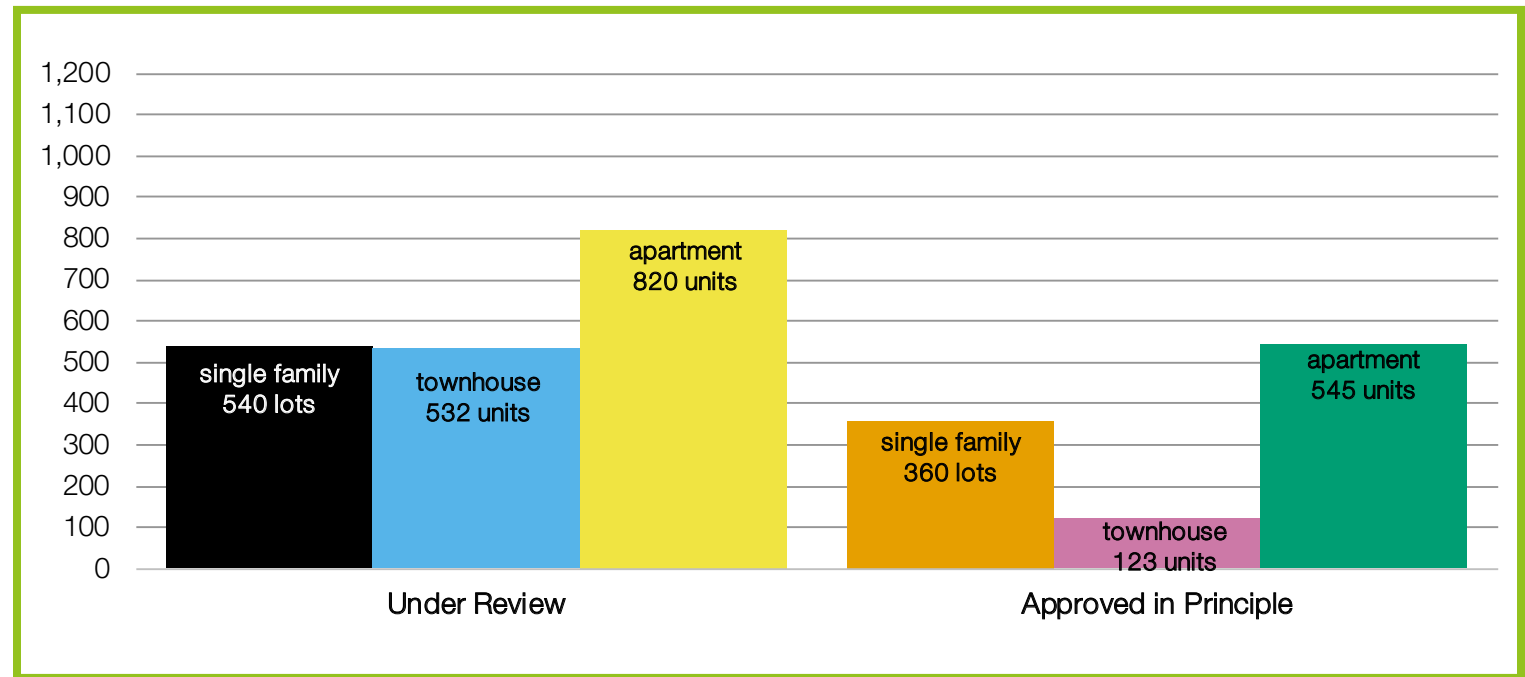
- A total of 900 single family lots are in-stream with 540 under review (UR) and 360 approved in principle (AIP). Of these, 97% (875 lots) are within the Urban Development Boundary (UDB).
- Notable projects include:
 - 161 lots in Whatcom (Vicarro Ranch)
 - 123 lots in Clayburn (Straiton Road)
 - 73 lots in Mckee (Sumas Mountain Road)

Townhouse:

- A total of 655 townhouse units are in-stream with 532 UR and 123 AIP.
- Notable projects include:
 - 190 units on the south side of Marshall Road (Whatcom)
 - 167 units on Livingston Avenue (Townline)
 - 84 units in a combination of stacked and detached townhouses on Lower Sumas Mountain Road (Whatcom)

Apartment:

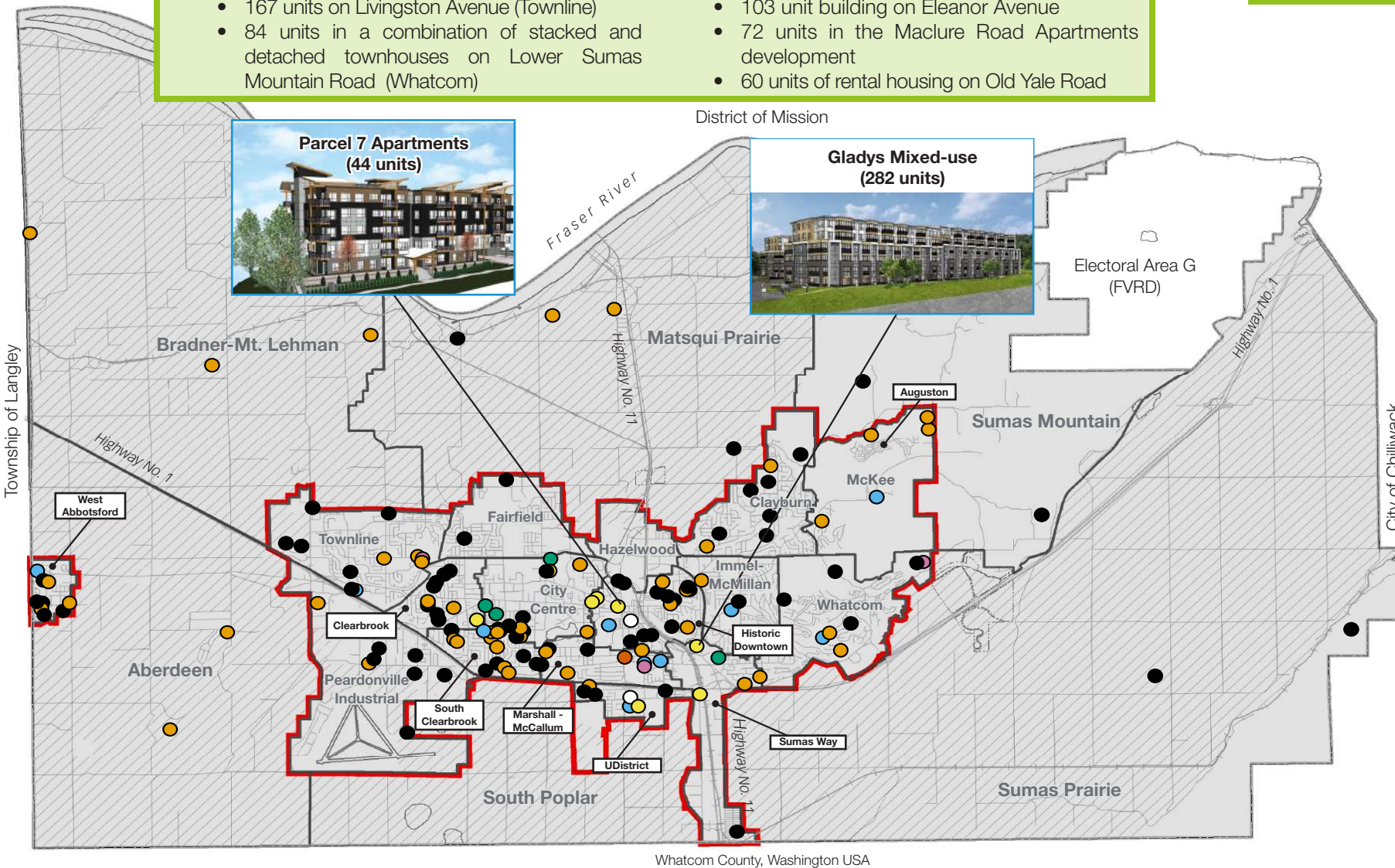
- A total of 1,365 apartment units are in-stream with 820 UR and 545 AIP.
- Notable projects:
 - 282 unit mixed-use development at the Abbotsford-Mission news office site on Gladys Avenue
 - 204 unit mixed-use development at King Road and the King Connector in the UDistrict
 - 142 units in 2 six-storey buildings on Gladwin Road
 - 140 units on McCallum Road at the Towne Cinema site (in combination with 75 townhouse units)
 - 108 unit mixed-use development on Montrose Avenue
 - 103 unit building on Eleanor Avenue
 - 72 units in the Maclure Road Apartments development
 - 60 units of rental housing on Old Yale Road



In-stream residential applications (under review and approved in principle) were collected from Development Permit and Subdivision applications.

There is a total of 2,920 in-stream residential lots/units - 69% multi-family and 31% single family.

Mixed use applications include 314 apartment units under review and no apartment units approved in principle, along with a commercial component (see pages 10-11). This represents 23% of all apartment units in-stream.



Q4 2017 - Application Type (number of applications)

- Single Family UR (Under Review) - 75
- Single Family AIP (Approved in Principle) - 50
- Townhouse UR - 10
- Townhouse AIP - 3
- Apartment UR - 8
- Apartment AIP - 4
- Mixed Use UR - 1
- Mixed Use AIP - 2
- ▭ Urban Development Boundary (UDB)
- ▨ Agricultural Land Reserve

Notes: A single development may have multiple applications. Symbols may have been moved for greater clarity and may not be in the exact location of the application.



In-Stream ICI Applications

Institutional, Commercial & Industrial Floor Space

Institutional:

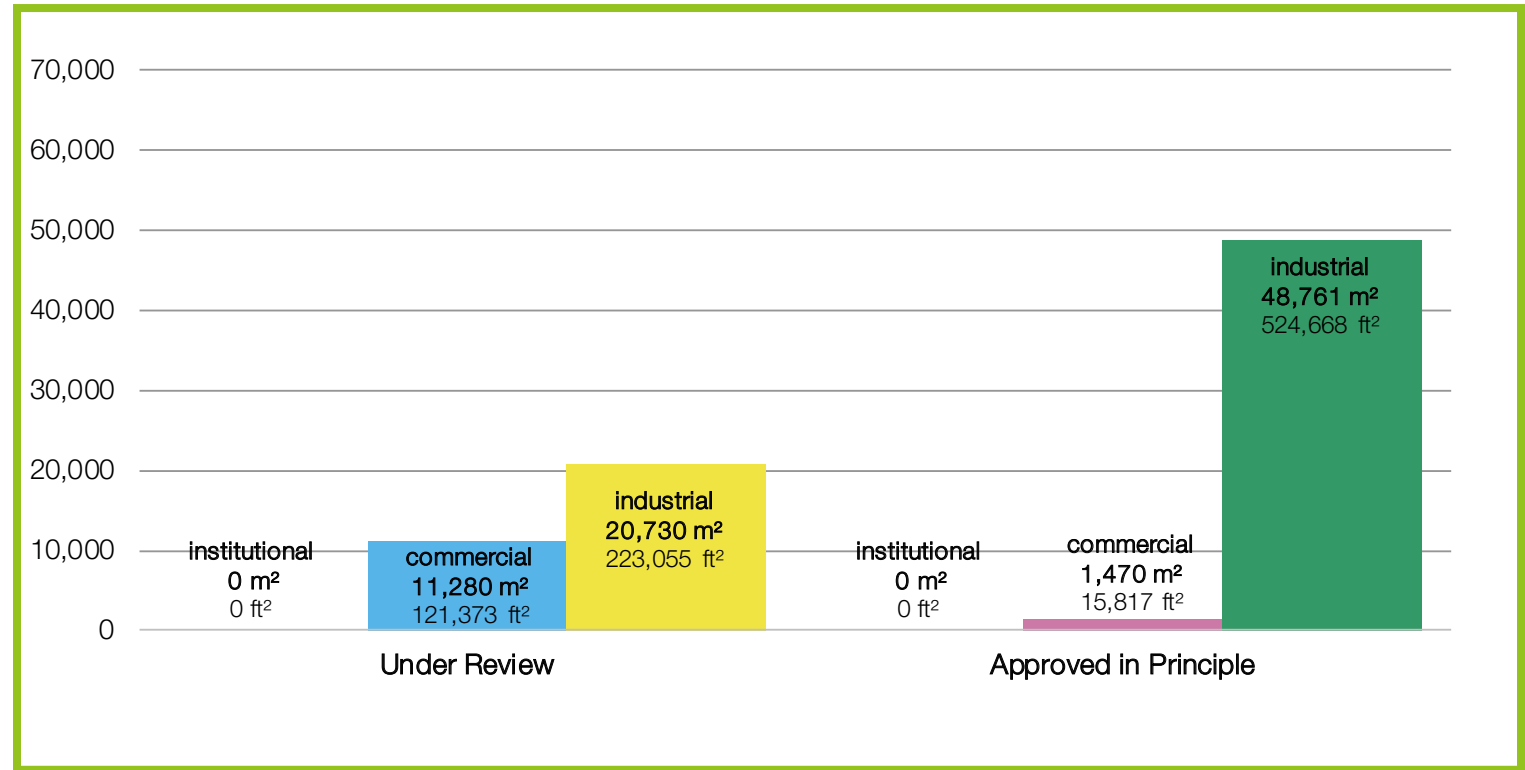
- No institutional applications were under review (UR) or Approved in Principle (AIP) in the fourth quarter.

Commercial:

- A total of 12,750 m² of commercial floor space is in-stream with 11,280 m² UR and 1,470 m² AIP.
- Notable projects include:
 - Two commercial buildings on Clearbrook Road (6,720 m²)
 - 4-storey development with 7 retail units and 11 office units on Mayfair Avenue (2,625 m²)
 - 2-storey office building on Gladys Avenue (2,021 m²)
 - Office/Retail building on Montrose Avenue in Historic Downtown (1,190 m²)

Industrial:

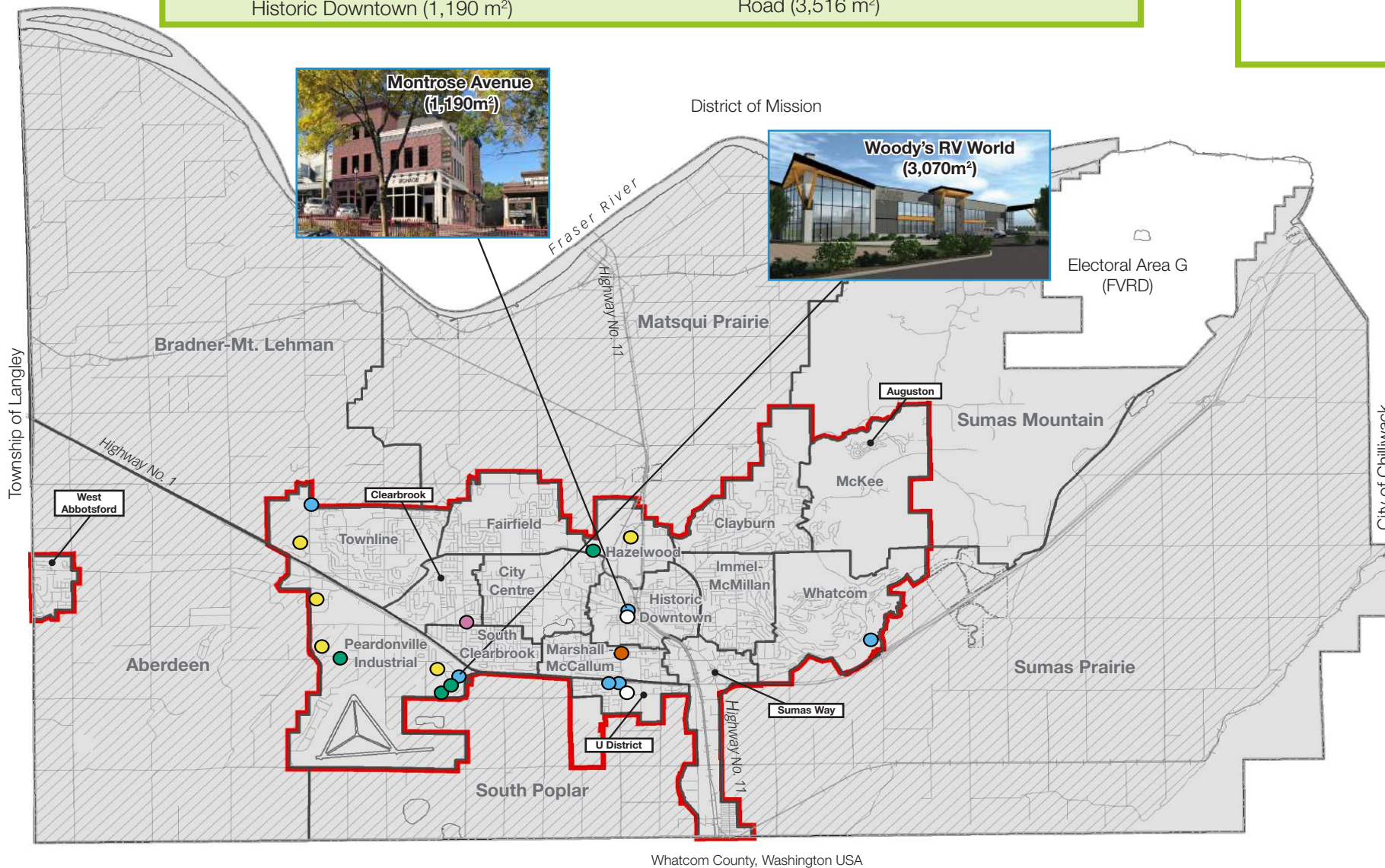
- A total of 69,491 m² of industrial floor space is in-stream with 20,730 m² UR and 48,761 m² AIP.
- Notable projects include:
 - A manufacturing and distribution facility for Mayne Coatings (34,868 m²) in the Clearbrook industrial area
 - A multi-tenant industrial building on Mount Lehman Road (9,332 m²)
 - A multi-tenant industrial building on Marshall Road (7,839 m²)
 - A processing and storage facility (4,348 m²) south of Marshall Road on Riverside Road.
 - Two warehouses on Maclure Road (3,516 m²)
 - A multi-tenant industrial building on Marshall Road (3,516 m²)



In-stream ICI applications (under review and approved in principle) were collected from Development Permit applications for commercial and industrial projects and from Rezoning applications for institutional projects.

There is a total of 82,241 m² in-stream ICI floor space - 84% in the form of industrial floor space and 16% commercial.

Mixed use applications include 4,001 m² of commercial floor space under review and approved in principle along with an apartment component (see pages 8-9). This represents 31% of all commercial floor space in-stream.



Q4 2017 - Application Type (number of applications)

- Institutional UR (Under Review) - 0
- Institutional AIP (Approved in Principle) - 0
- Commercial UR - 6
- Commercial AIP - 1
- Industrial UR - 5
- Industrial AIP - 4
- Mixed Use UR - 1
- Mixed Use AIP - 2
- ▭ Urban Development Boundary (UDB)
- ▨ Agricultural Land Reserve

Note: Symbols may have been moved for greater clarity and may not be in the exact location of the application.



Approved Residential Applications

Single Family (lots), Townhouse (units) & Apartment (units)

Single Family:

There was 1 single family lot approved in Q4 2017. The 5 year average for approved single family lots is 110, while the 10 year average is 157 lots. Based on the number of single family lots in-stream (900 lots), an increase in the number of approved lots is expected in subsequent quarters.

Two Notable projects:

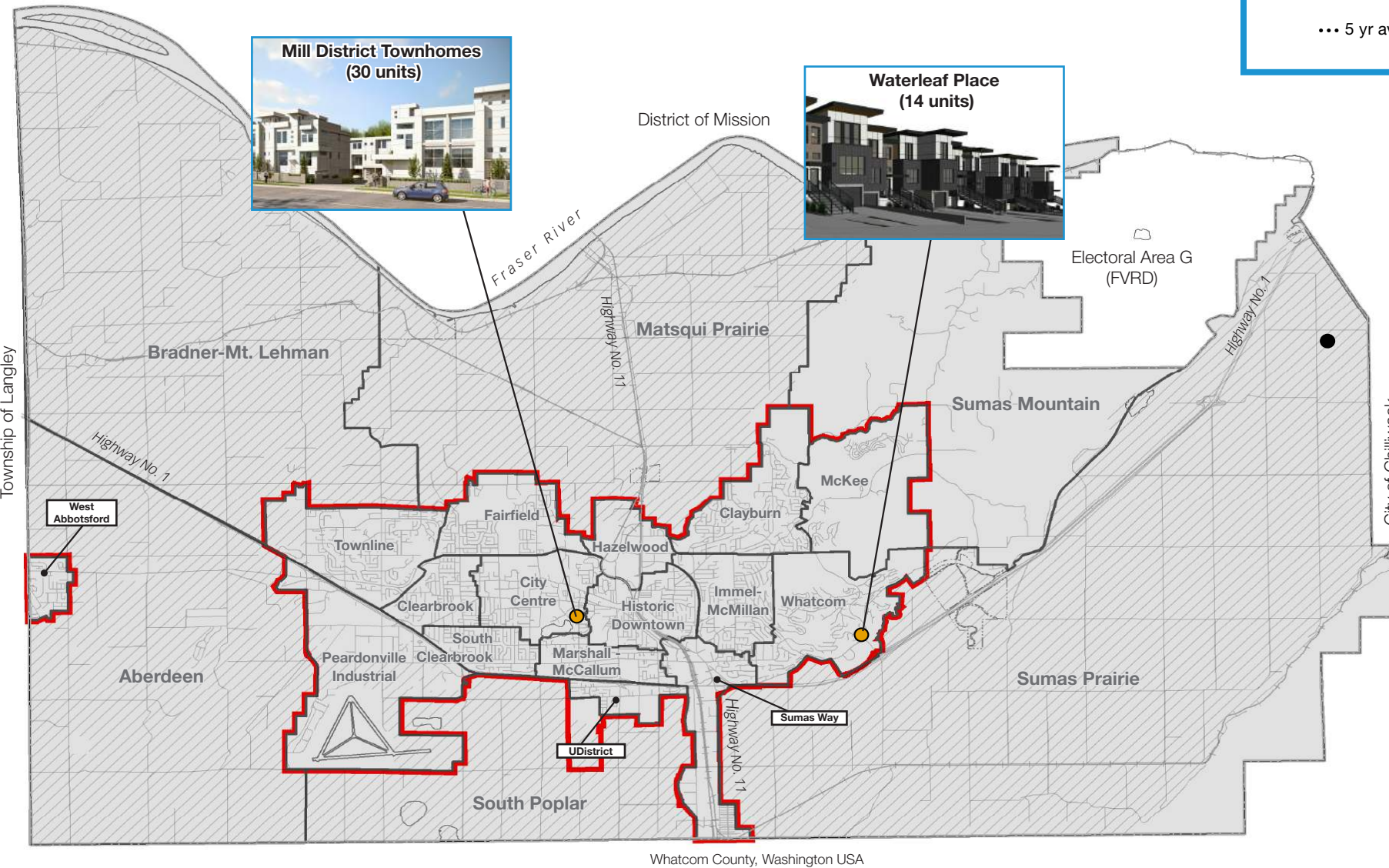
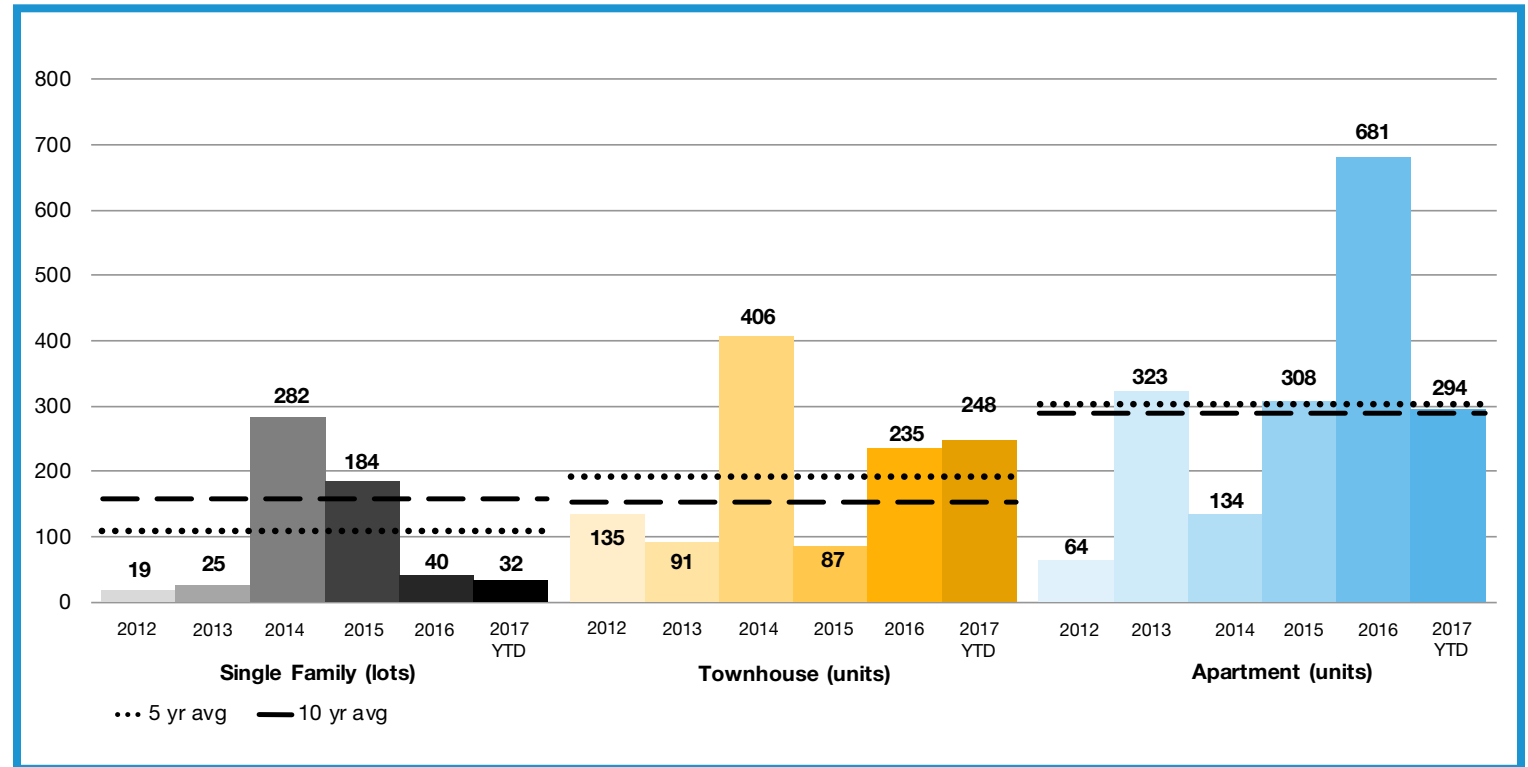
- 30 units in four 3-storey buildings on Ware Street at Bourquin Crescent
- 14 units on Waterleaf Place near Whatcom Road

Townhouse:

There were 44 townhouse units approved in Q4 2017. The 5 year average for townhouses is 191 units and 10 year average is 152 units. The 5 year and 10 year averages were surpassed in Q3, with another 655 townhouses in-stream.

Apartment:

No apartment units were approved in Q4 2017. The 5 year average for approved apartment units is 302 units, while the 10 year average is 289 units. With 1,365 units in-stream, an increase in approved units is expected in 2018.



Approved residential applications in the fourth quarter of 2017 were collected from Development Permit applications.

There were 44 townhouse units and no apartment units approved in Q4 2017. Multi-family housing made up 98% of the approved residential units this quarter.

The OCP targets 75% of growth in existing urban areas and 25% in the New Neighbourhoods. For 2017 year-to-date, 93% of units/lots in approved residential applications are in existing urban areas and 7% are in the New Neighbourhoods.

Q4 2017 - Application Type (lots/units)

- Single Family (1 lot)
- Townhouse (44 units)
- Apartment (0 units)
- Mixed Use (0 units)
- ▭ Urban Development Boundary (UDB)
- ▨ Agricultural Land Reserve

Note: Symbols may have been moved for greater clarity and may not be in the exact location of the application.



Approved ICI Applications

Institutional, Commercial & Industrial Floor Space

Institutional:

There were no institutional applications approved or in-stream for Q4 2017.

Commercial:

There were no commercial applications approved for Q4 2017. There is 12,750 m² in-stream.

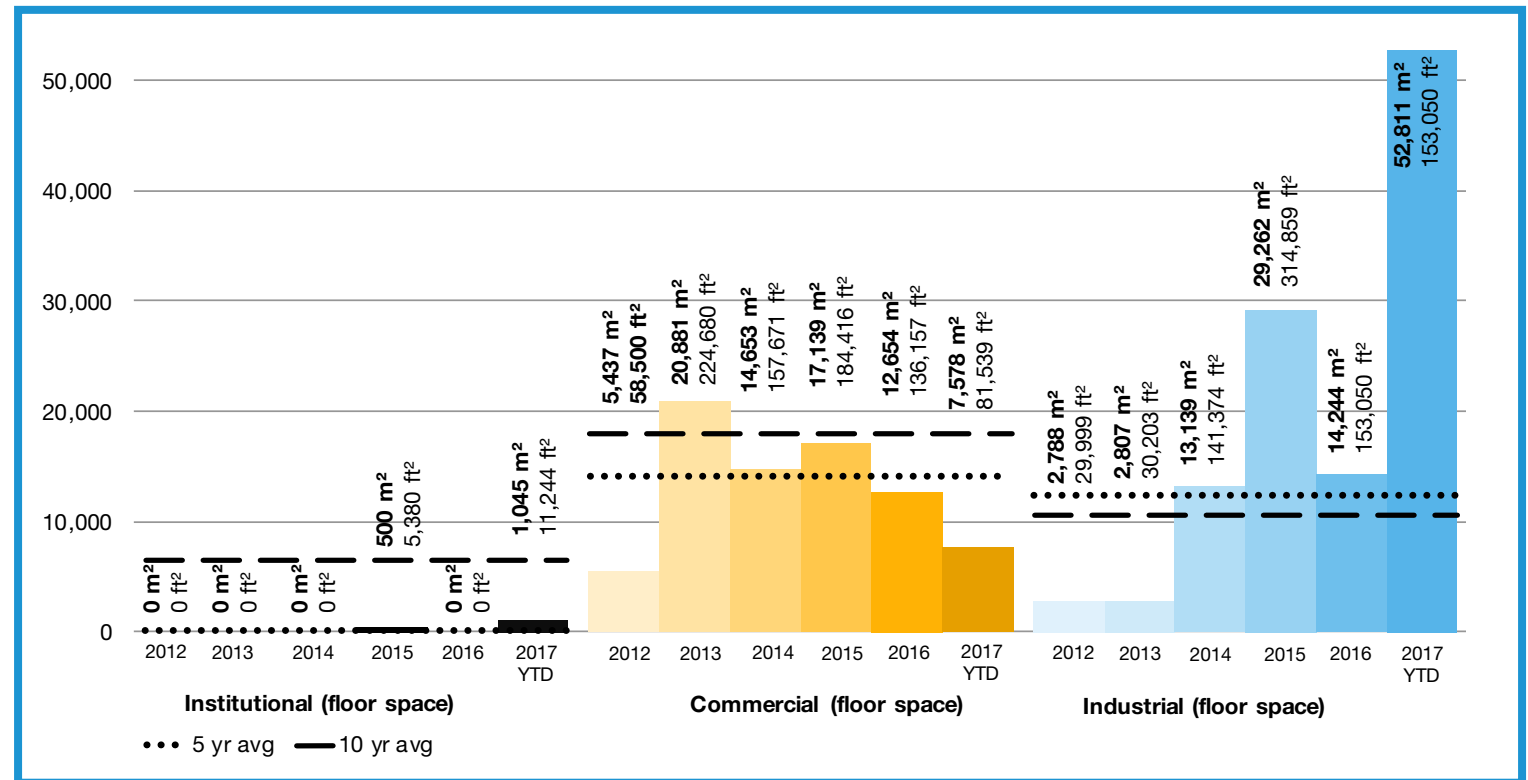
Industrial:

There was a total of 32,078 m² of industrial floor space approved in Q4 2017.

- Notable projects include:
 - A mini-storage facility (28,383 m²)

- An industrial subdivision with an equipment sales facility on the western portion of the site (2,175 m²)
- "Glencoe Electric's" new office and warehouse development on Peardonville Road (1,520 m²)

The 5 year average is 12,444 m² and the 10 year average 10,568 m² for approved industrial floor space. Both averages were surpassed in first two quarters. The 2017 total has more than tripled the previous year total. With 69,491 m² industrial floor space in-stream, this pace of approved floor space should continue in subsequent quarters.



Approved ICI applications in the fourth quarter of 2017 were collected from Development Permit applications for commercial and industrial projects and from Rezoning applications for institutional projects.

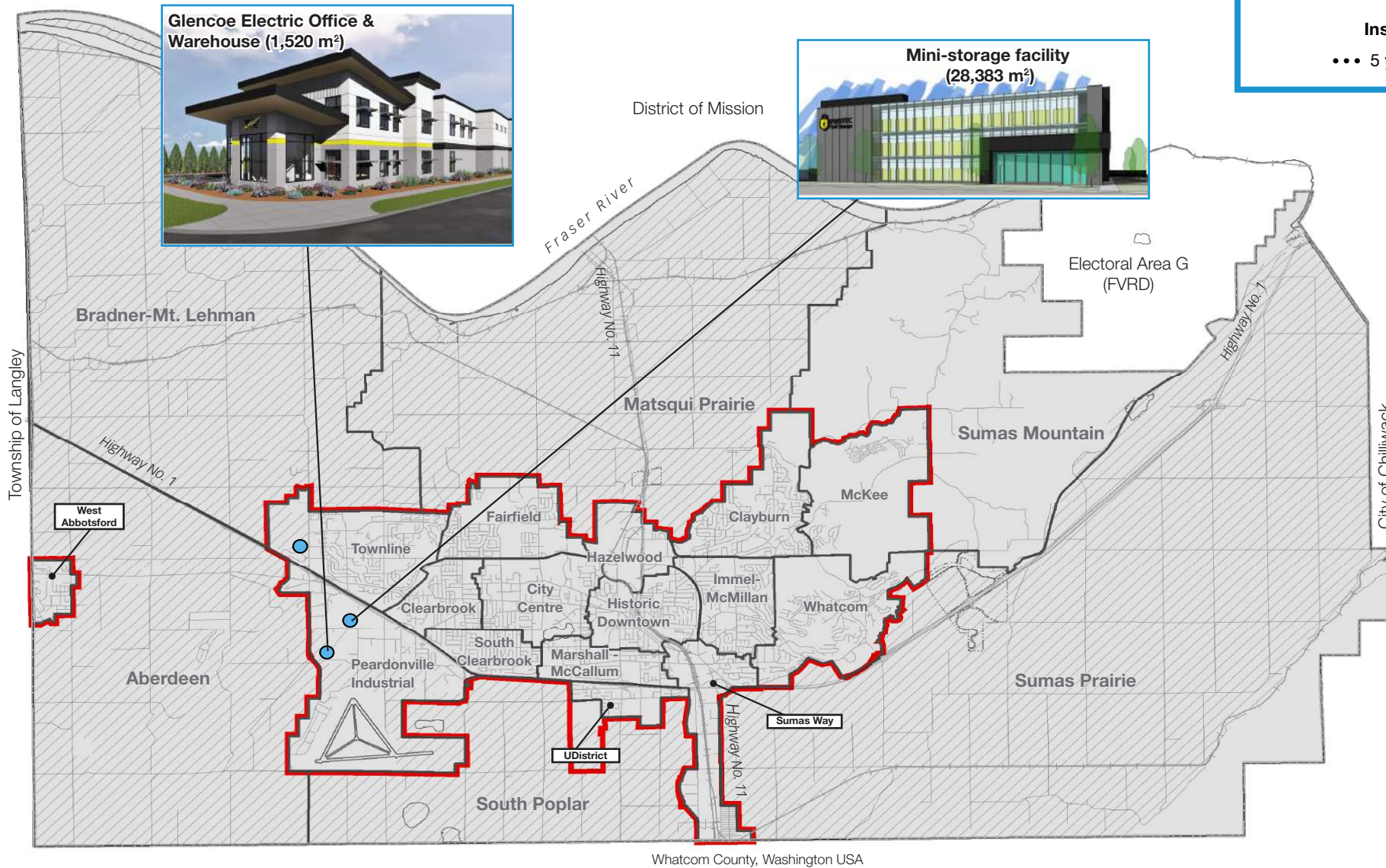
There was a total of 32,078 m² of ICI floor space approved in Q4 2017, with 100% in the form of industrial.

There were no mixed use application approved in Q4 2017. With three mixed use applications in progress, staff anticipate more approvals in subsequent quarters.

Q4 2017 - Application Type (floor space)

- Institutional (0 m²)
- Commercial (0 m²)
- Industrial (32,078 m²)
- Mixed Use (0 m²)
- ▭ Urban Development Boundary (UDB)
- ▨ Agricultural Land Reserve

Note: Symbols may have been moved for greater clarity and may not be in the exact location of the application.



Whatcom County, Washington USA



Issued Building Permits

Number of Issued Building Permits by Quarter
(New Construction & Improvements)

Q4 - 2017	Q4 - 2016
440 total issued building permits	414
22 agricultural	27
137 commercial	105
194 residential (single family)	233
22 multi-family	14
39 industrial	17
9 institutional	10
17 other	8

Other includes: blasting, antenna, communication tower, and noise variance permits
Note: Number of building permits and construction values are subject to change

The total number of issued building permits for Q4 2017 increased compared to Q4 2016. There was a significant increase in total construction value. Between Q4 2016 and Q3 2017, there was a 6% increase in the number of issued building permits, and a 143% (\$83.1 million) increase in construction value. The Q4 2017 construction value is 140% higher than the 5 year, and 148% higher than the 10 year, average construction values. This increase can be attributed large projects across multi-family, industrial and agricultural categories.

Agricultural building permits decreased by 4. The overall construction value increased by \$2.9 million (36%) from Q4 2016 to Q4 2017. The highest valued projects included greenhouses on Townshipline Road (\$6.8 million), and a poultry barn on Columbia Street (\$1.3 million).

The number of **commercial** building permits increased by 32 from Q4 2016, and their overall construction value increased by \$4.5 million (81%). Notable projects include tenant improvements on West Railway Street (\$1.3 million), and two on McCallum Road (both \$0.9 million).

The number of single family **residential** permits decreased by 39 in Q4 2017 compared to Q4 2016. Overall construction value increased by \$14.3million (65%). The largest clusters of approved single family building permits can be found in Mckee, Whatcom and Old Clayburn.

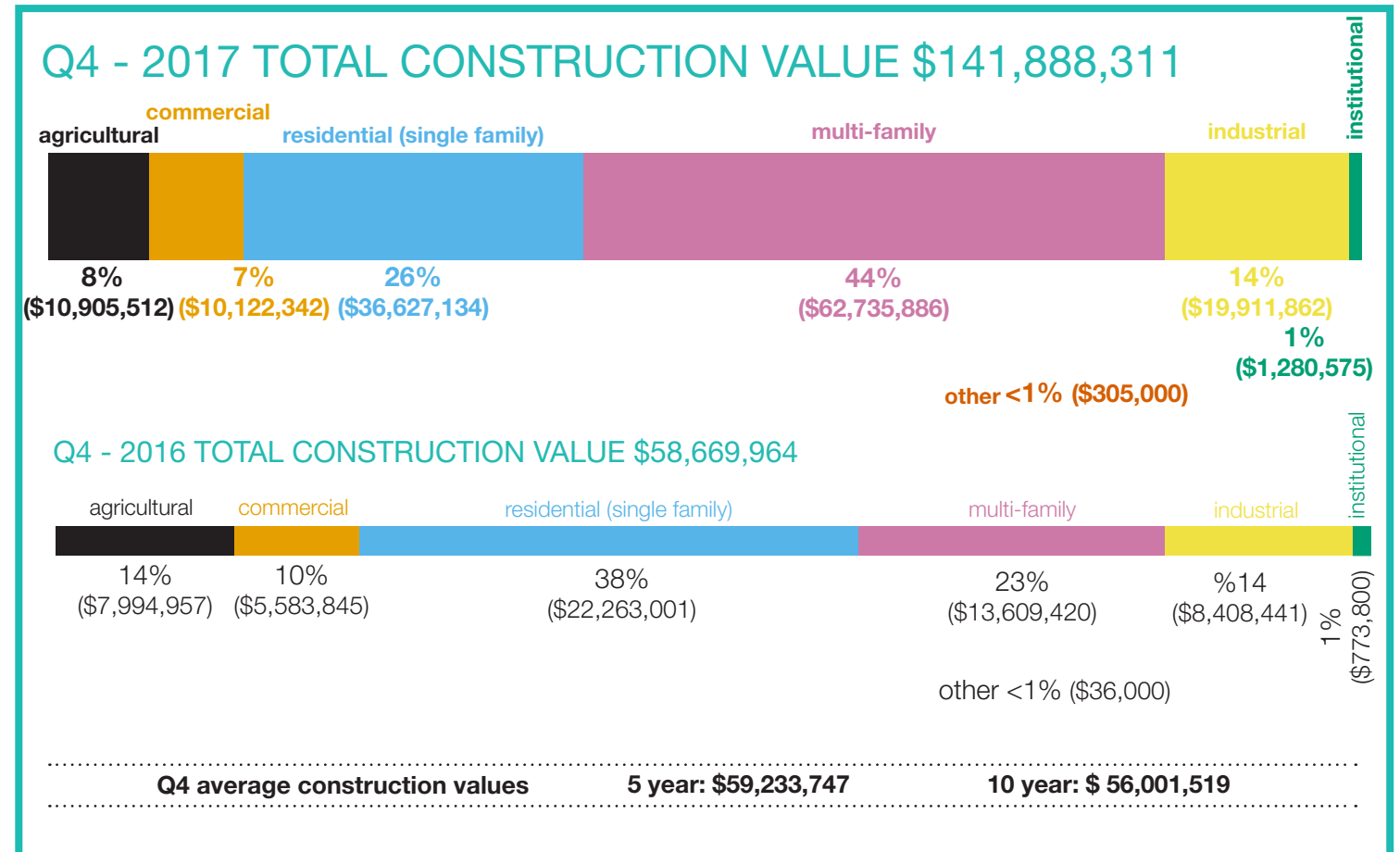
The number of **multi-family** building permits increased by 8 from Q4 2016 to Q4 2017, and the construction value greatly increased by \$49.1 million (361%). Notable permits include the second phase of La Galleria for \$39.1 million, and the Mill District Apartments on Ware Street for \$14.6 million.

The number of **industrial** building permits in Q4 2017 increased by 22 a compared to Q4 2016, and the construction value increased by \$11.5 million (137%). Notable projects include a storage facility on Peardonville Road (\$10.0 million), offices on Peardonville Road (\$1.8 million), and warehousing on Queen Street (\$1.7 million) and Foy Street (\$1.7 million).

Institutional building permits decreased by 1 from Q4 2016 to Q4 2017, and the construction value increased from \$0.7 million in Q4 2016 to \$1.2 million in Q4 2017.

Issued Building Permits

Value of Issued Building Permits by Quarter
(New Construction & Improvements)



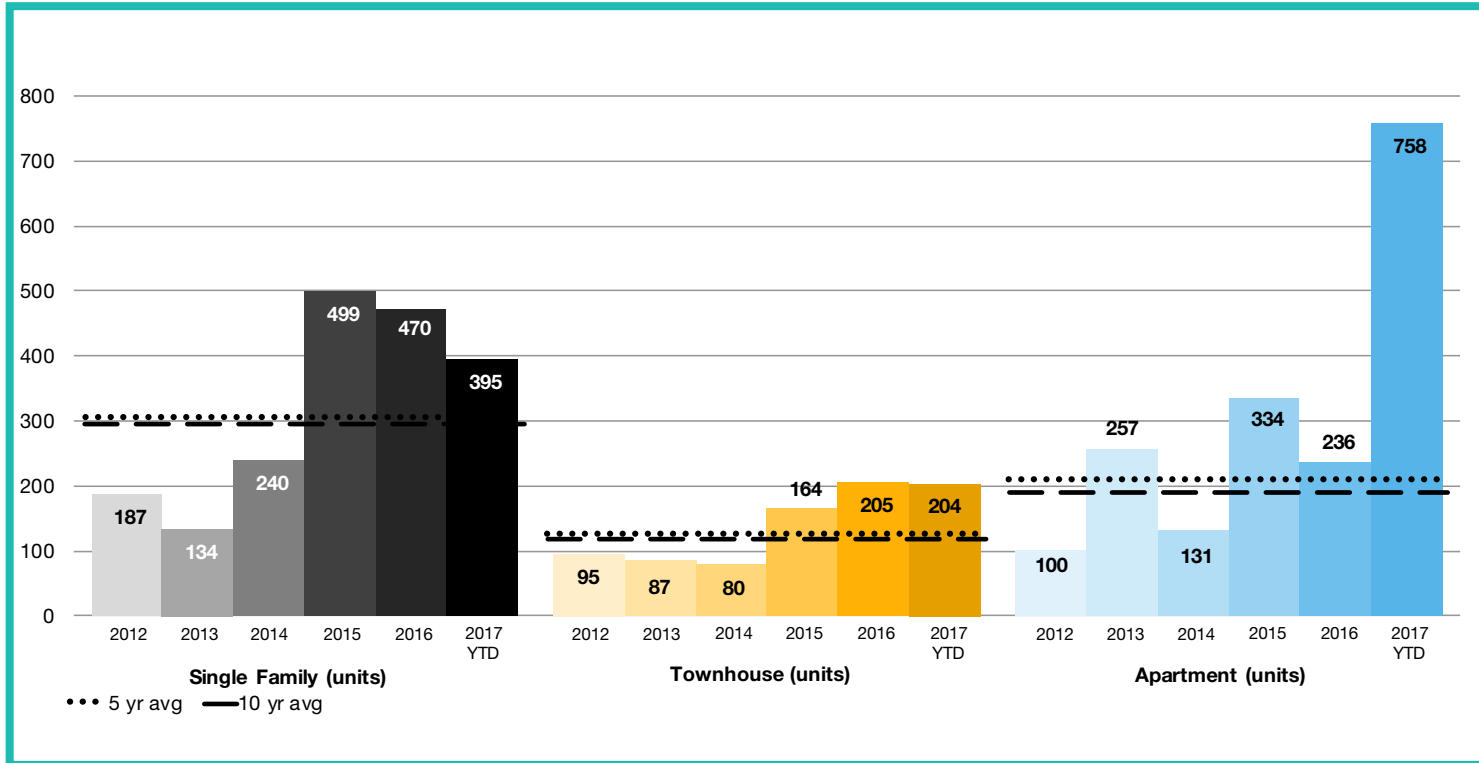
Number of Building Inspections





Issued Residential Building Permits

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



Issued residential building permits includes all new construction and improvements of single family dwellings (includes secondary suites and coach houses), townhouses and apartments. Note that building permits are subject to change.

Single Family:

Single family building permits added 105 new single family dwelling units in Q4 (this includes secondary suites and coach houses). The 5 year average is 306 dwelling units and the 10 year average is 296 dwellings units.

Townhouses:

There were 8 new townhouse building permits issued in Q4 2017. With 655 townhouse units in-stream in development applications, staff expect an increase in permits in subsequent

quarters. The 5 year average is 126 units and the 10 year average is 117.

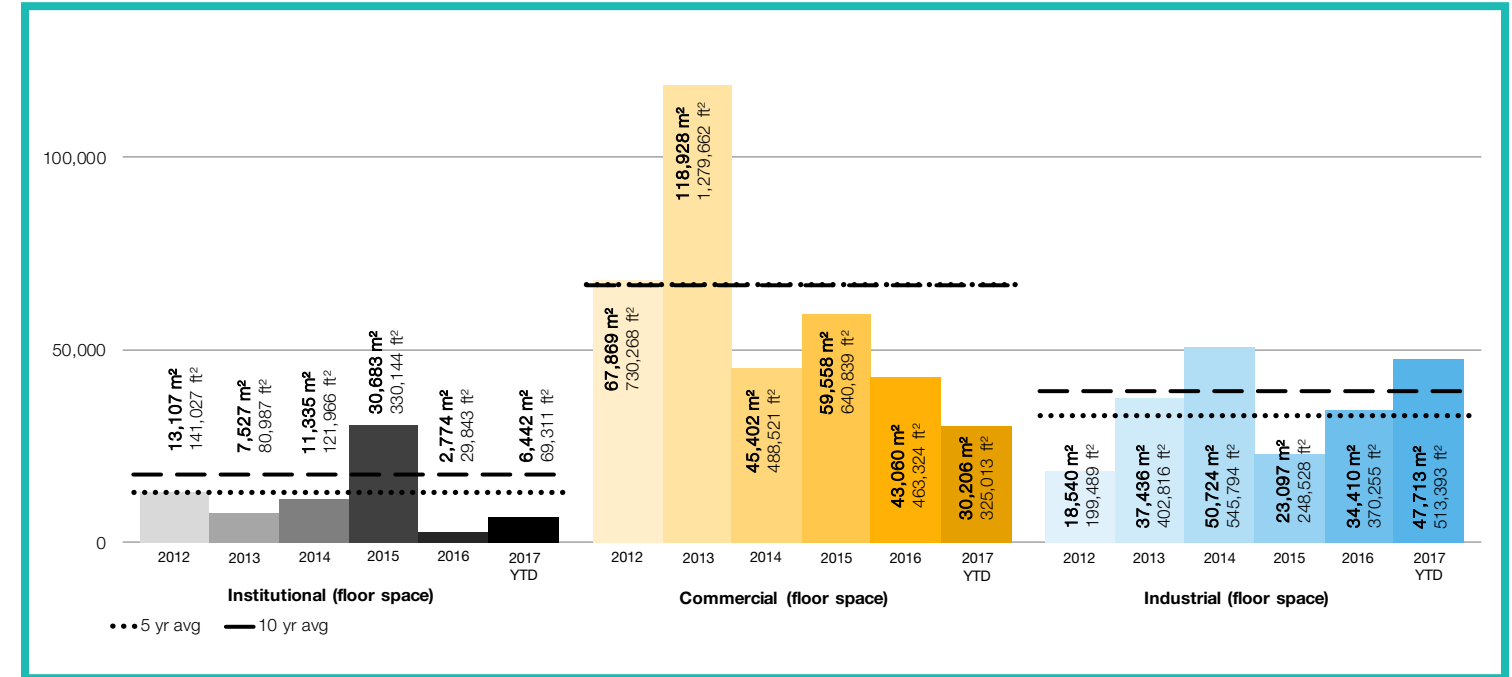
Apartment:

There were 243 new apartment building permits issued in this quarter. With 1,365 apartment units in-stream in development applications, staff expect an increase in permits in subsequent quarters. The 5 year average is 212 units; and, the 10 year average is 190 units.



Issued ICI & Agricultural Building Permits

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



Issued institutional, commercial, industrial and agricultural building permits includes all new and improvement construction/floor space. Note that building permits are subject to change.

Institutional:

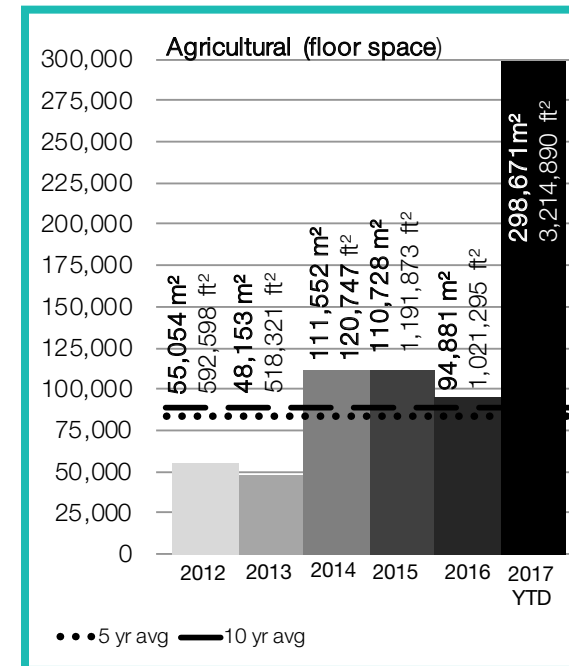
There were 9 institutional permits issued in Q4 2017 for 624 m² of improvements and new construction/floor space.

Industrial:

There were 39 permits issued for a total of 21,332 m² floor space in Q4 2017.

Commercial:

In Q4 2017, 137 building permits were issued for 259 m² of improvements and new construction/floor space.



Agricultural:

There were 22 building permits issued and 18,421 m² of agricultural construction in Q4 2017. Two permits for new greenhouses and poultry barns on Townshipline Road and Columbia Street accounted for 74% of the floor space in permits issued and accounted for the large increase for the quarter

The types of construction permits issued included barns, greenhouses, and machine sheds. The 5 year average is 84,073 m² and the 10 year average is 89,391 m².



Issued Building Permits

Map of Issued Building Permits by Quarter (New Construction)

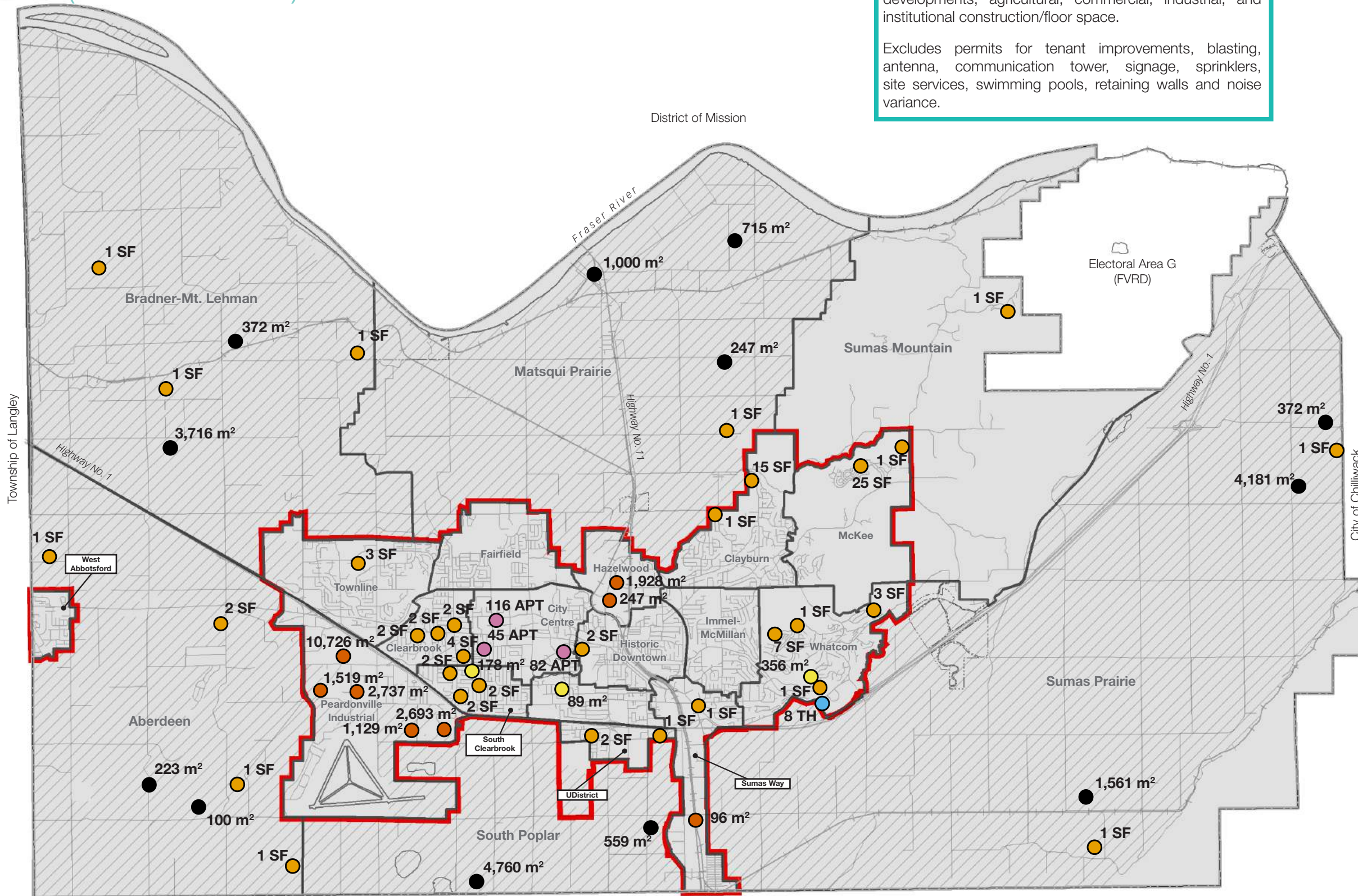
Building permit applications for new construction (with a construction value of \$50,000 and greater) approved in the fourth quarter of 2017. Includes **new** single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional construction/floor space.

Excludes permits for tenant improvements, blasting, antenna, communication tower, signage, sprinklers, site services, swimming pools, retaining walls and noise variance.

Q4 2017 - Building Permit Type (units/floor space of new construction)

- Agricultural (17,805 m²)
- Single Family - SF (91 dwellings)
- Townhouses - TH (8 units)
- Apartments - APT (243 units)
- Institutional (624 m²)
- Commercial (0 m²)
- Industrial (21,074 m²)
- ▭ Urban Development Boundary (UDB)
- ▨ Agricultural Land Reserve

Note: Symbols may have been moved for greater clarity and may not be in the exact location of the application.



Whatcom County, Washington USA



PLAN 200K is a city initiative to help bring to life Abbotsford's new Official Community Plan as the city grows towards 200,000 residents.

For the full list of plans, studies, and projects:

604-864-5510

Plan200K@abbotsford.ca

<http://www.abbotsford.ca/plan200K>

Current Initiatives

AgRefresh

Building on the AgRefresh Stage 2 New Directions Report, for Fall 2017 AgRefresh focused on community and stakeholder engagement to gain feedback on more detailed policy and regulatory ideas being explored for the 11 key agricultural topics under review.

Fall engagement involved a range of initiatives to maximize feedback, including individual meetings, an Agricultural Industry Stakeholders and Community Partners Workshop, four community open house events distributed throughout the rural communities, and an online questionnaire reflecting the information presented at the open houses.

These initiatives provided an opportunity to review the ideas being explored, speak with staff, and provide an important local perspective to help shape policy going forward.



Photo: AgRefresh Open House November 27, 2017 - Bradner Hall

Next steps involve staff review of engagement feedback, analysis, preparation of draft recommendations for Council review, and a follow up with the community on the updated ideas.

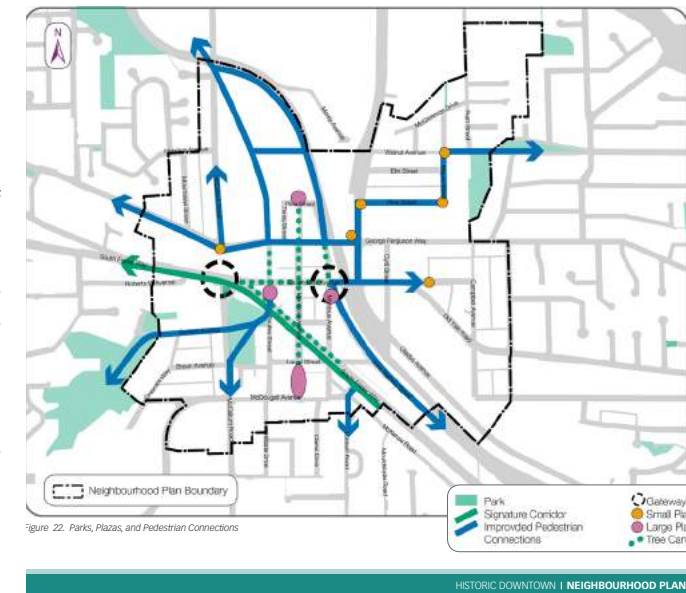
For more information, visit: www.abbotsford.ca/agrefresh

Historic Downtown Neighbourhood Plan

On December 18, 2017 a new concept for the Historic Downtown neighbourhood was presented to Council. The concept foundation is based on 4 groups of principles: trees and trails, shopping district, streets and movement, and people places. Within these groups are more specific statements about how the neighbourhood will grow and change in the future, describing everything from where to plant trees, how to highlight historic buildings, using streets for more than just vehicles, and creating plazas as places to attract people to the area. The concept is further described in maps that show how these principles 'land' on the ground in the neighbourhood, as shown below for parks and plazas.

Council supported the concept and directed staff to complete an additional round of community engagement with the concept and prepare a draft plan for the neighbourhood.

The engagement will include an online survey, stakeholder meetings and City Committee presentations. In addition, staff will complete an infrastructure analysis and servicing strategy to identify necessary upgrades and changes required for the plan to work. The draft plan is anticipated to be ready by July 2018.



City Centre Neighbourhood Plan

On December 18, 2017 Council received a concept plan for the future growth and development of the City Centre neighbourhood. The foundation of the concept is based on 4 groups of principles: mix and match elements, connect people and places, green landscapes, redefine South Fraser Way. Within each group are more specific statements about the keys to the successful transformation of the neighbourhood into the heart of Abbotsford's public, economic, and cultural life.

The concept represents one way of achieving the principles and provides direction regarding future land uses, street networks, parks and plazas, a new design for South Fraser Way, and more.

Council supported the concept and directed staff to move forward into Stage 3 of the plan process. This stage will involve testing the concept with infrastructure modeling and with the community through engagement activities. In addition, a density bonusing study will explore the possibility of a new program to incentivize higher density in the City Centre in exchange for certain amenities. This work will help create a draft plan which is anticipated to be ready by July 2018.



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