

# 2015

## SECOND QUARTER REPORT

### Planning & Development Services



APRIL - JUNE 2015





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Cover image of LaGalleria at 2860 Trethewey Street  
 Developer: Quadra Homes  
 Architect: Points West 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](http://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) 2015 Second Quarter Report is the sixth in a series of Quarterly Reports. The report is a snapshot of how we've progressed over the past quarter.

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

Contained within this report are current departmental initiatives highlighting some of the major projects underway in the second quarter of 2015 and growth and development activity. Initiatives include Abbotsforward - the Official Community Plan update project, and the UDistrict Neighbourhood Plan. Staff coordinated 50 Development Inquiry Meetings (DIM), received 42 land development applications, issued 423 building permits, and completed 2,653 building inspections.

We will continue to build on these achievements and look forward to a successful third quarter of 2015!

For more information: [www.abbotsford.ca/stats](http://www.abbotsford.ca/stats)

# Application Process

	<p><b>1. INQUIRY</b></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><b>2. SUBMISSION &amp; REVIEW</b></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><b>3. APPROVAL &amp; ISSUANCE</b></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><b>4. CONSTRUCTION</b></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 Q2 2015 staff coordinated 50 Development Inquiry Meetings (DIM), which is the same as in Q1 2015. Thus far in 2015 staff have dealt with more than double the requests for a DIM compared to the first two quarters of 2014. DIM's are intended to provide preliminary direction to land owners/developers who are considering development in respect to the Official Community Plan, Development Permit Areas/guidelines, zoning, and anticipated off site infrastructure requirements.

Approximately 40% (20) of the inquiries dealt with by staff during Q2 included the rezoning and/or subdivision of property to accommodate single family residential development. This builds on a trend noted by staff in Q1. Commercial and industrial related development represented an additional 38% (15). In general, inquiries to staff regarding the exclusion of land from the Agricultural Land Reserve (ALR) and non-farm uses were noted to have declined this quarter. Mixed use developments and minor redevelopments round out topics dealt with through DIM's in Q2 2015.





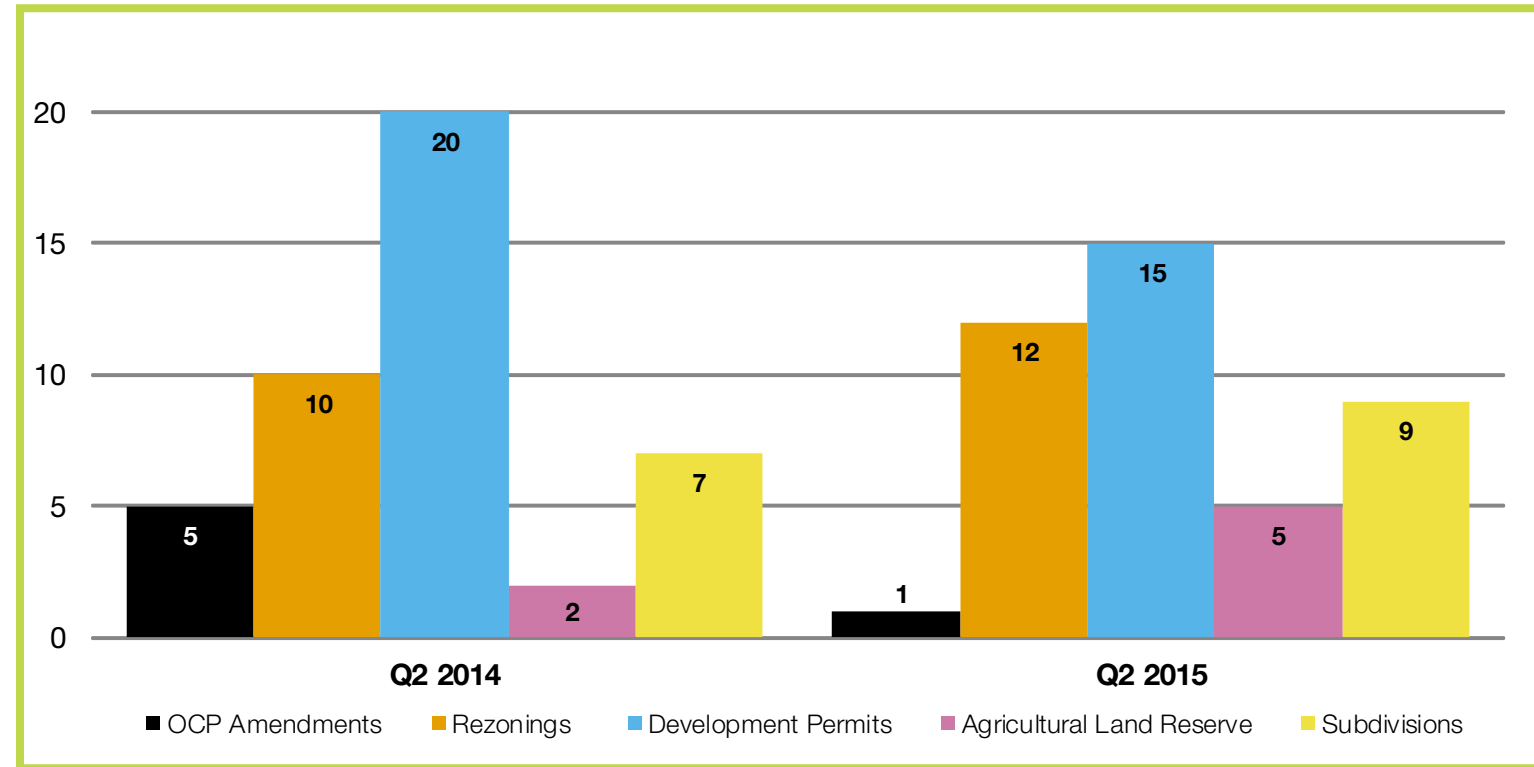


# Land Development Applications Received

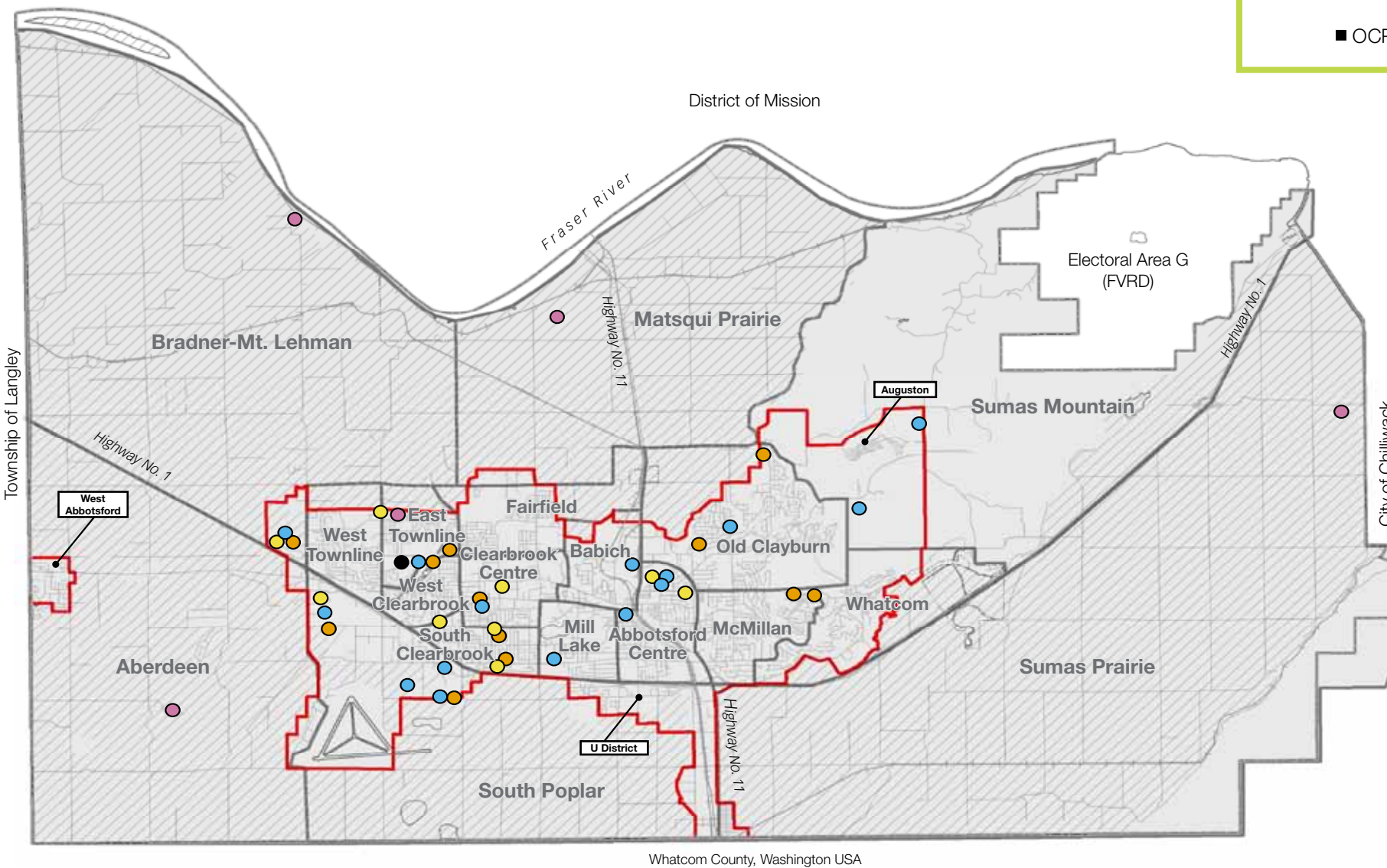
The total number of land development applications received in Q2 2015 is 42, compared to 44 in Q2 2014. Official Community Plan Amendment and Development Permit applications both decreased between Q2 2014 and Q2 2015. Rezoning, Agricultural Land Reserve and Subdivision applications all increased between the two quarters.

Q2 2015  
total:  
**42**

Q2 2014  
total:  
**44**



Land development applications received in the second quarter of 2015 (not including Development Variance Permit, Temporary Use, Second Dwelling Permit or Board of Variance applications).



## Q2 2015 - Application Type (number of applications)

- OCP Amendments - 1
- Rezonings - 12
- Development Permits - 15
- Agricultural Land Reserve - 5
- Subdivisions - 9
- ▭ 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 256 single family lots are under review (UR) and approved in principle (AIP). Of these 97% are within the Urban Development Boundary (UDB).
- 176 of the 177 lots AIP are within the UDB, with 59 lots (34%) in West Townline, 41 lots (23%) in Auguston, and 30 lots (17%) each in Old Clayburn and Whatcom.

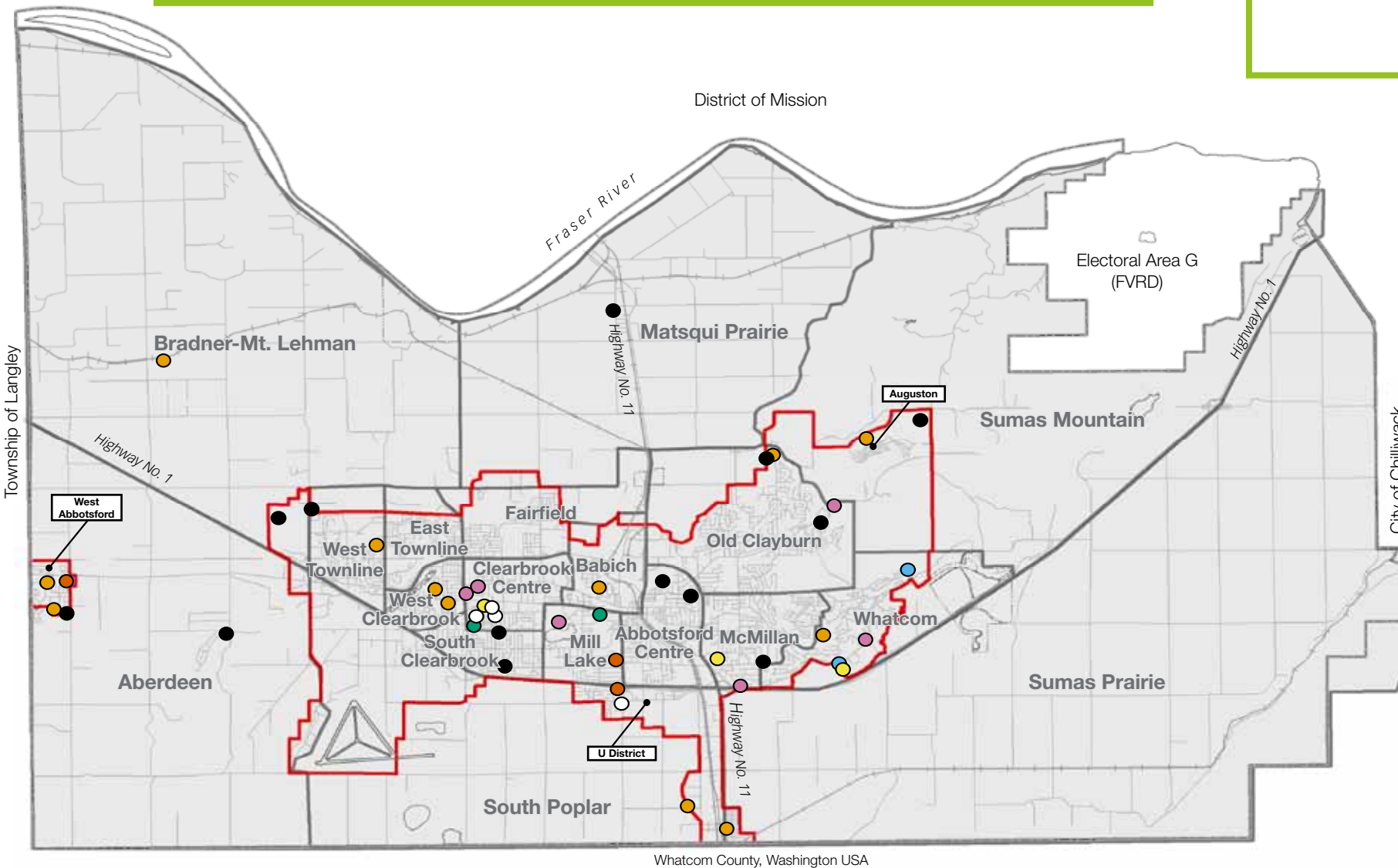
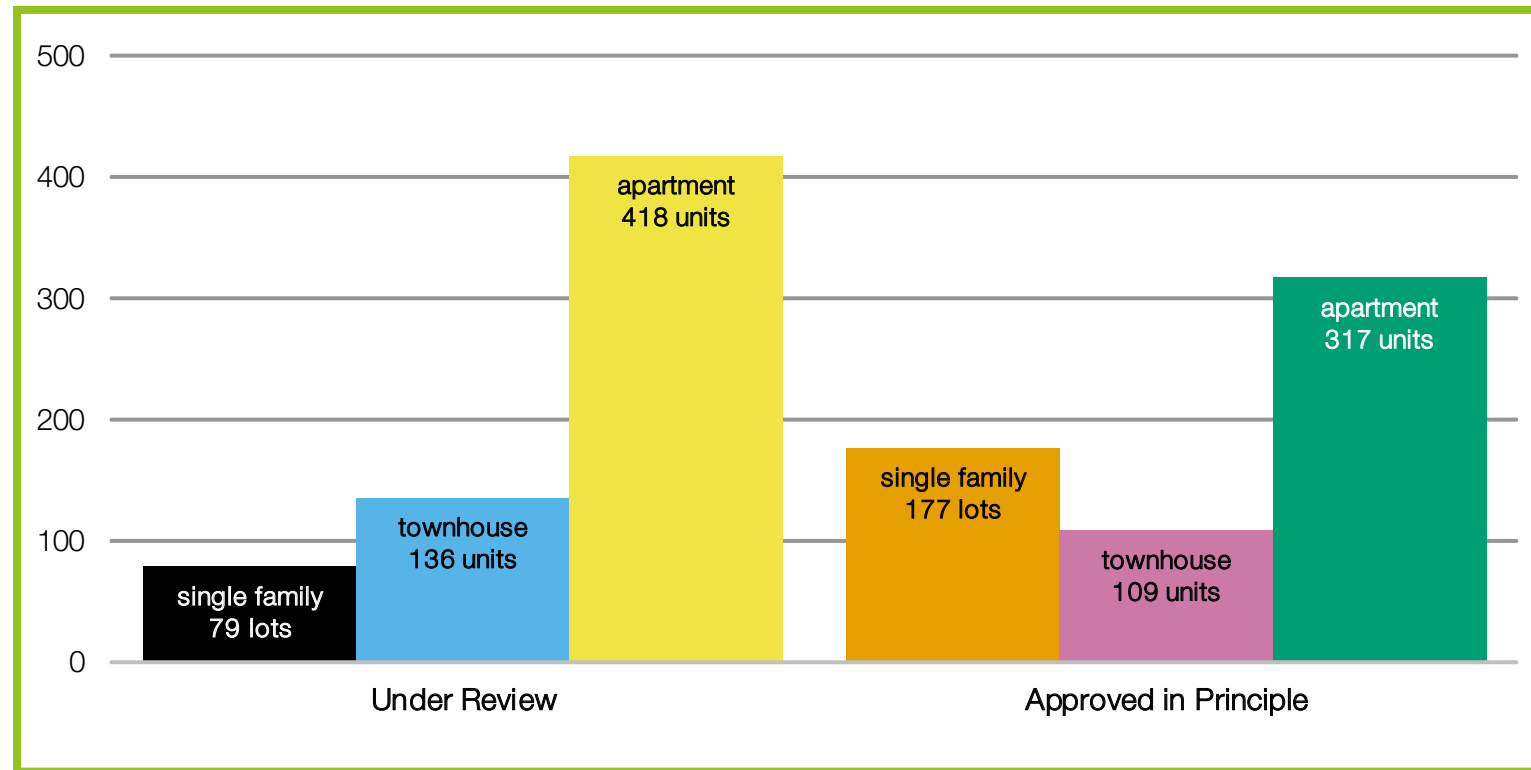
### Townhouse:

- A total of 245 townhouse units are UR and AIP and are all within the UDB.
- All of the 136 units UR are within Whatcom.
- Of the 109 units AIP, 32 (29%) are in Clearbrook

Centre, 30 (27%) in McMillan, and 27 (25%) in Old Clayburn.

### Apartment:

- A total of 735 units are UR and AIP and are all within the UDB.
- Of the 735 units, 453 (247 UR and 206 AIP) units (62%) are in mixed use developments within West Abbotsford, Mill Lake, and UDistrict.
- Of the 171 units UR not within mixed use developments, 85 units (50%) are located in McMillan, 44 units (26%) in Whatcom and 42 units (24%) in Clearbrook Centre.
- Of the 111 units AIP not within mixed use developments, 60 units (54%) are located in Mill Lake and 51 (46%) in Clearbrook Centre.



In-stream residential applications (under review and approved in principle) in the second quarter of 2015, were collected from Development Permit and Subdivision applications.

Mixed use applications include 247 apartment units under review (UR) and 206 apartment units approved in principle (AIP) along with a commercial component (see pages 10-11). This represents 62% of all apartment units in-stream.

### Q2 2015 - Application Type (number of applications)

- Single Family UR (Under Review) - 13
- Single Family AIP (Approved in Principle) - 12
- Townhouse UR - 2
- Townhouse AIP - 6
- Apartment UR - 3
- Apartment AIP - 2
- Mixed Use UR - 3
- Mixed Use AIP - 4
- Urban Development Boundary (UDB)

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:

- One application is under review (UR) for 1,045 m<sup>2</sup> of institutional floor space in West Clearbrook.

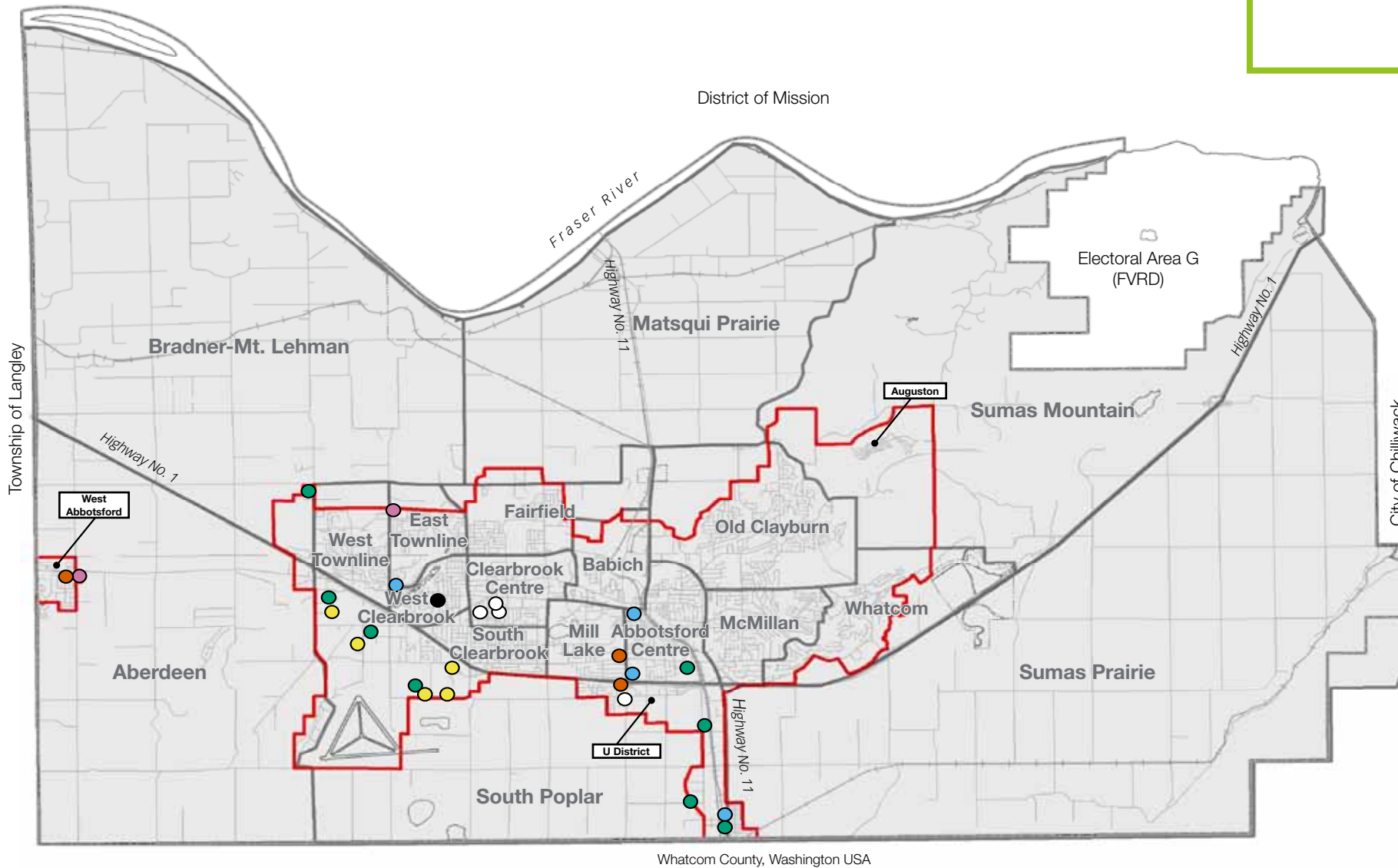
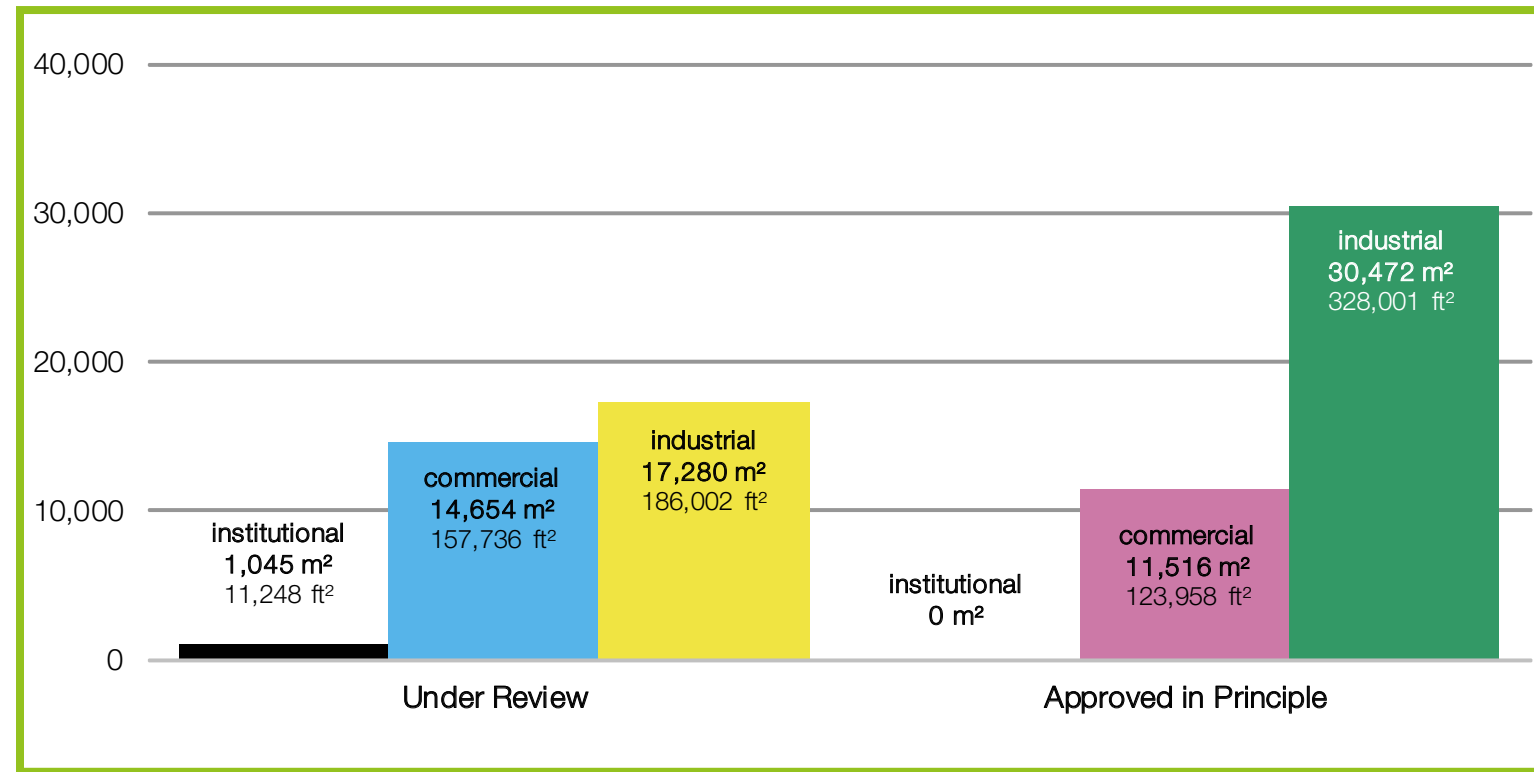
### Commercial:

- A total of 9,081 m<sup>2</sup> (35%) of commercial floor space (5,897 m<sup>2</sup> under review and 3,184 m<sup>2</sup> approved in principle) is within mixed use developments in West Abbotsford, Mill Lake, and UDistrict.
- Of the remaining 8,757 m<sup>2</sup> commercial floor space UR, 7,735 m<sup>2</sup> (88%) is located in Abbotsford Centre.

- Of the remaining 8,332 m<sup>2</sup> of commercial floor space approved in principle (AIP), 5,752 m<sup>2</sup> (69%) is located in East Townline.

### Industrial:

- 17,280 m<sup>2</sup> (100%) of industrial floor space UR is in South Poplar north of Abbotsford International Airport (YXX).
- 29,116 m<sup>2</sup> (96%) of industrial floor space AIP is in South Poplar north of Abbotsford International Airport (YXX) or in the Sumas Way corridor.



In-stream ICI applications (under review and approved in principle) in the second quarter of 2015, were collected from Development Permit applications for commercial and industrial projects and from Rezoning applications for institutional projects.

Mixed use applications include 5,897 m<sup>2</sup> of commercial floor space under review (UR) and 3,184 m<sup>2</sup> approved in principle (AIP) along with an apartment component (see pages 8-9). This represents 35% of all commercial floor space in-stream.

### Q2 2015 - Application Type (number of applications)

- Institutional UR (Under Review) - 1
- Institutional AIP (Approved in Principle) - 0
- Commercial UR - 4
- Commercial AIP - 2
- Industrial UR - 5
- Industrial AIP - 8
- Mixed Use UR - 3
- Mixed Use AIP - 4
- Urban Development Boundary (UDB)

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 were 2 single family lots approved in Q2 2015, located in Clearbrook Centre. Total year to date lots approved is 21, which compares favourably to previous years (with the exception of 2014) and with the 256 lots in-stream will likely exceed the 5 year average (90 lots).

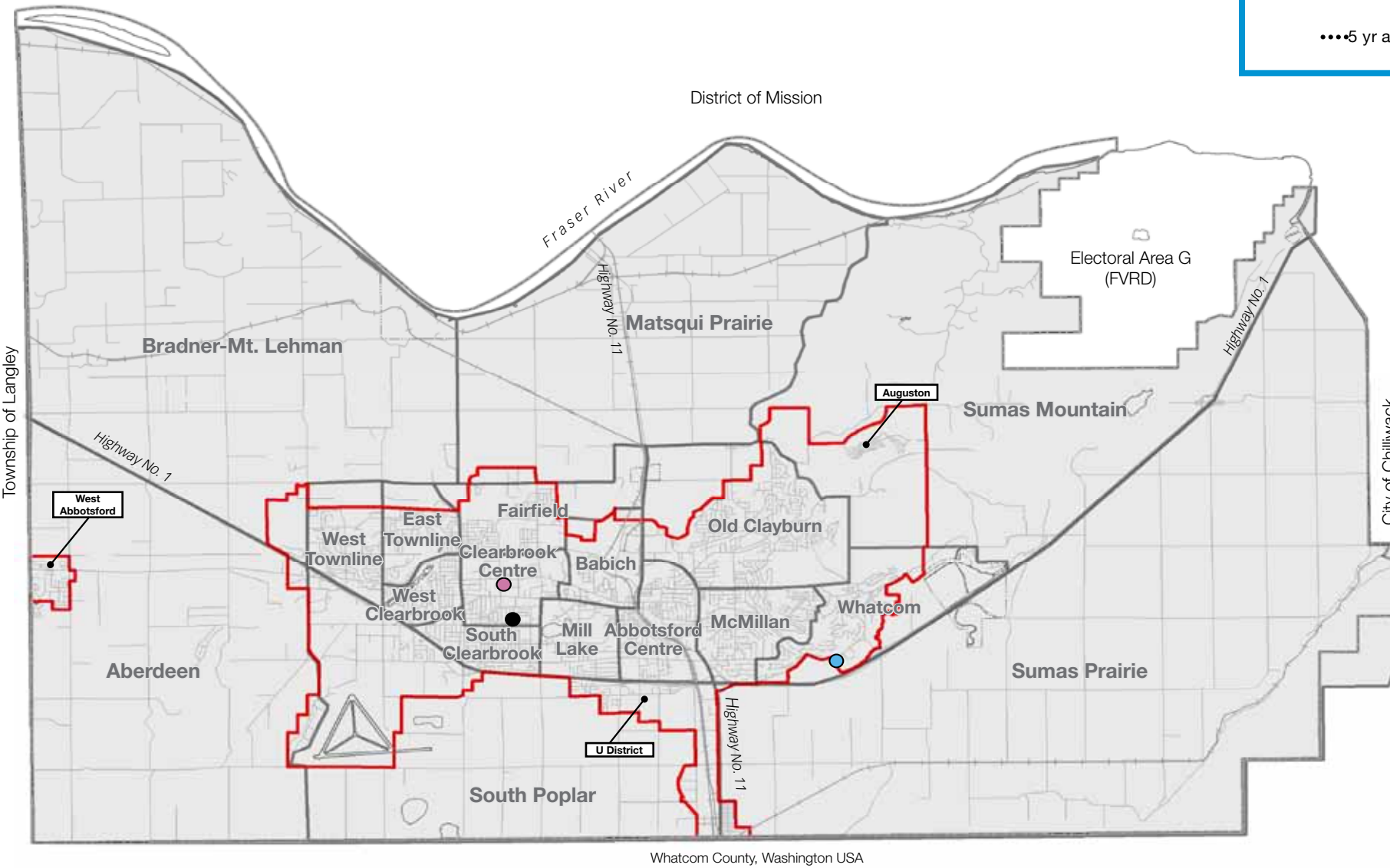
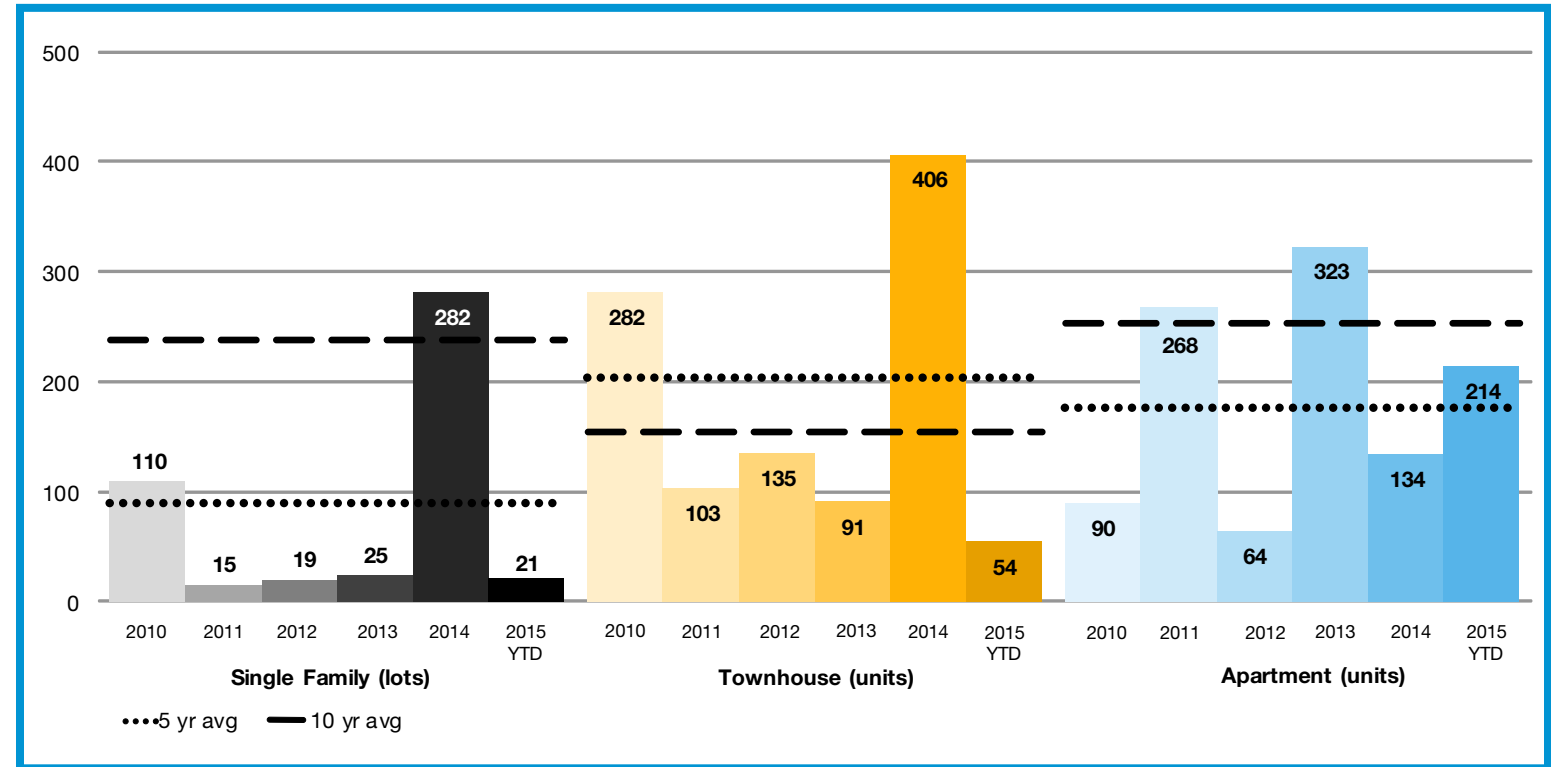
### Townhouse:

Although there were no townhouse units approved this quarter, it is estimated that we may approach the

10 year average (155 units), based on the number of in-stream applications (245 units).

### Apartment:

There were 170 units (79%) approved in a mixed use development in Clearbrook Centre and 44 units (21%) approved in Whatcom. With 214 apartments approved to date we have surpassed the 5 year average (176 units) and with in-stream applications may potentially surpass the 10 year average (253 units).



Approved residential applications in the second quarter of 2015, were collected from Development Permit applications.

Mixed use application includes 170 apartment units along with a commercial component (see pages 14-15). This represents 79% of all apartments approved in Q2 2015.

### Q2 2015 - Application Type (lots/units)

- Single Family (2 lots)
- Townhouse (0 units)
- Apartment (44 units)
- Mixed Use (170 units)
- Urban Development Boundary (UDB)

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 2 institutional applications approved in Q2 2015 totalling 500 m<sup>2</sup>. Both of the applications were in rural communities; Bradner-Mt. Lehman (250 m<sup>2</sup>) and Matsqui Prairie (250 m<sup>2</sup>).

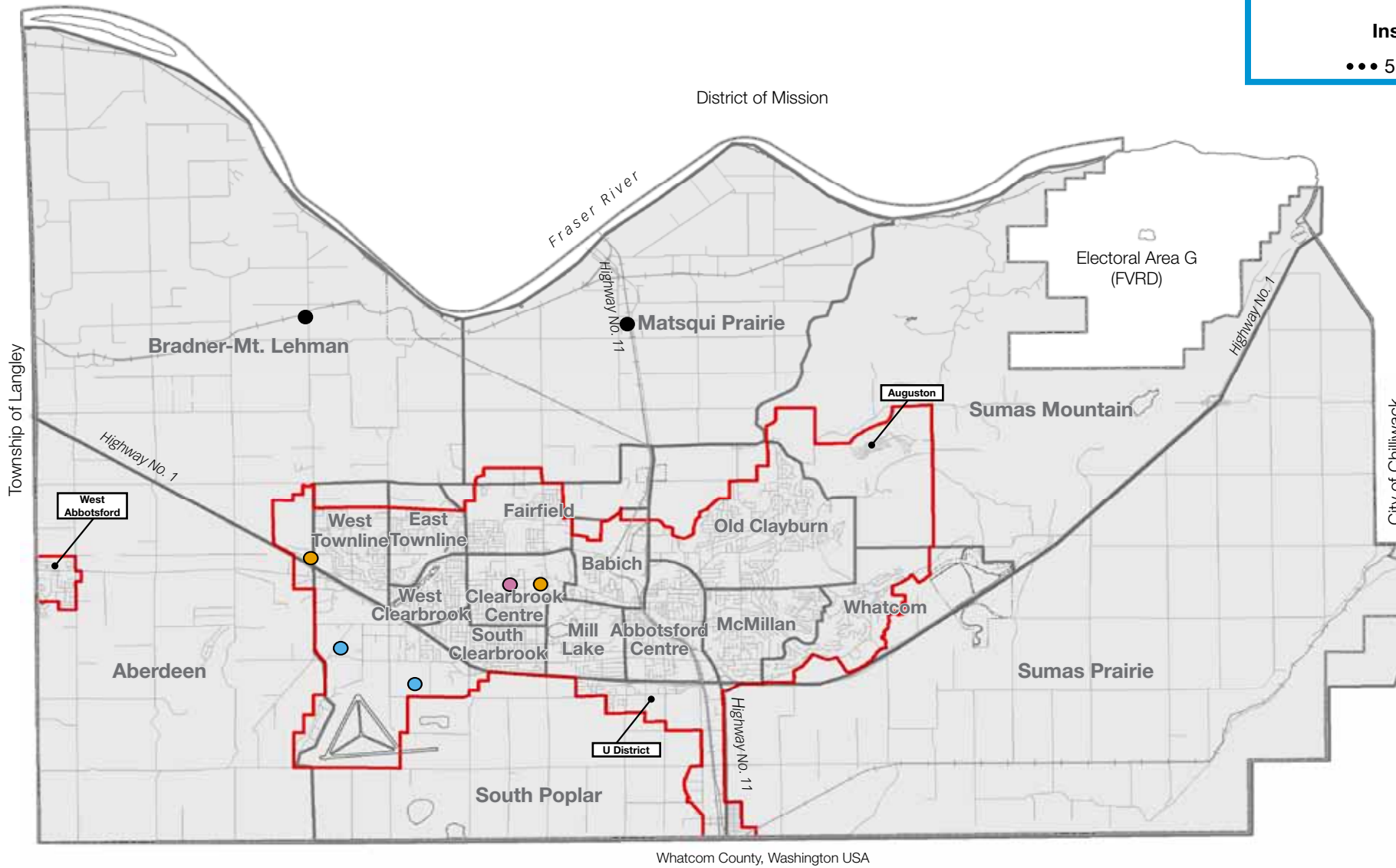
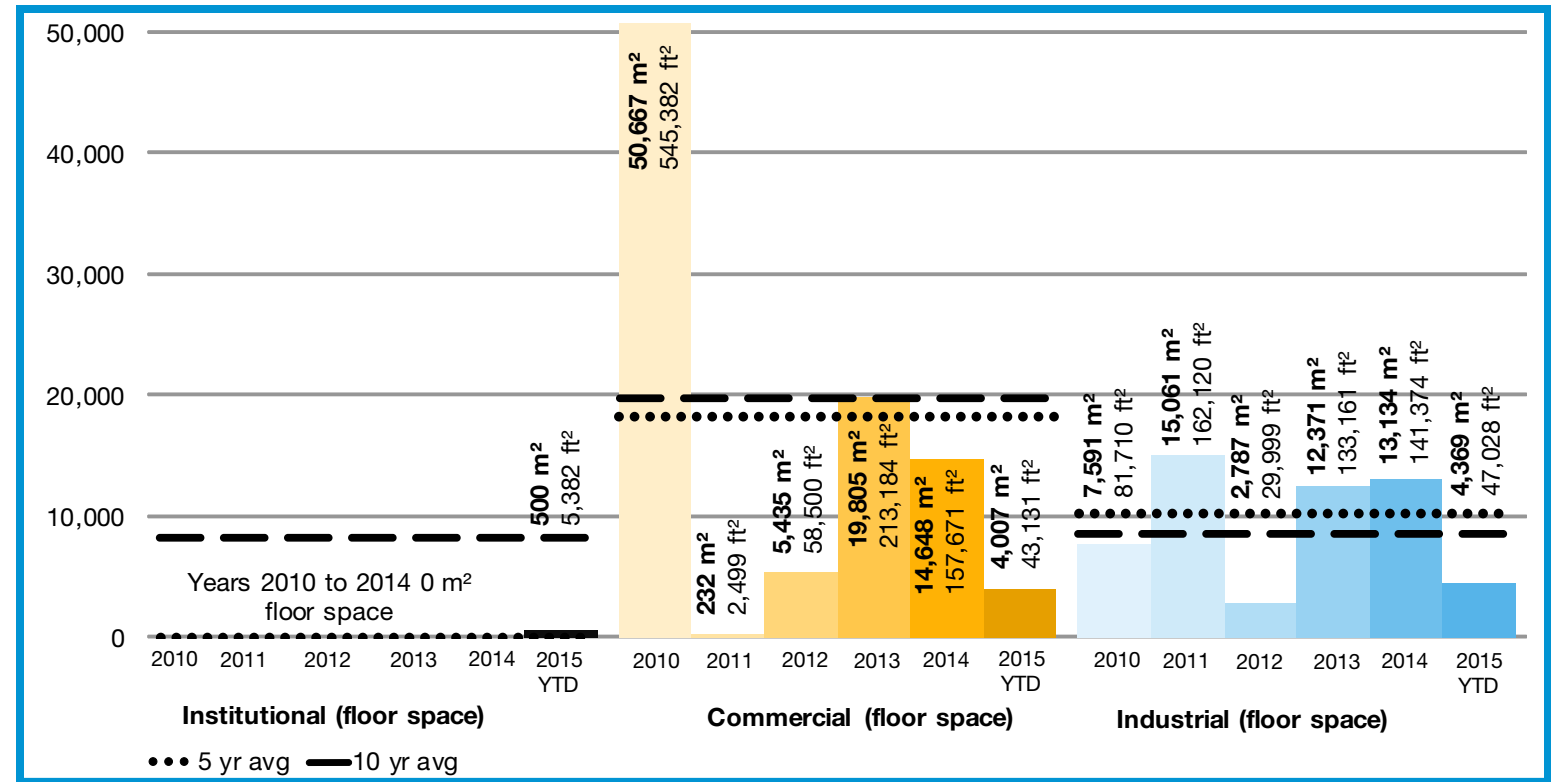
### Commercial:

There was 3,833 m<sup>2</sup> approved commercial floor space in Q2 2015 of which 12% (470 m<sup>2</sup>) is in a mixed use development in Clearbrook Centre. The remaining 88% (3,363 m<sup>2</sup>) of commercial floor space is located in Bradner-Mt. Lehman (Fraser Valley Auto Mall). Although it is unlikely that this year's approvals will exceed the 10 average (19,640 m<sup>2</sup>), with the in-

stream applications, the 5 year average (18,158 m<sup>2</sup>) will be surpassed by year end (averages for both 10 year and 5 year trends includes the development at Highstreet Shopping Centre in 2010).

### Industrial:

All of the industrial floor space (2,454 m<sup>2</sup>) approved in Q2 2015 is located in South Poplar in 2 areas north of Abbotsford International Airport (YXX). This year's industrial approved applications total 4,369 m<sup>2</sup>. Based on the in-stream applications, this year's total will significantly exceed both the 5 (10,189 m<sup>2</sup>) and 10 year (8,463 m<sup>2</sup>) averages.



Approved ICI applications in the second quarter of 2015 were collected from Development Permit applications for commercial and industrial projects and from Rezoning applications for institutional projects.

Mixed use applications includes 470 m<sup>2</sup> commercial floor space along with an apartment component (see pages 12-13). This represents 12% of all commercial floor space approved in Q2 2015.

### Q2 2015 - Application Type (floor space)

- Institutional (500 m<sup>2</sup>)
- Commercial (3,363 m<sup>2</sup>)
- Industrial (2,454 m<sup>2</sup>)
- Mixed Use (470 m<sup>2</sup>)
- Urban Development Boundary (UDB)

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





# Issued Building Permits

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

Q2 - 2015	Q2 - 2014
<b>423</b> total issued building permits	<b>344</b>
<b>22</b> agricultural	<b>34</b>
<b>98</b> commercial	<b>91</b>
<b>224</b> residential (single family)	<b>156</b>
<b>36</b> multi-family	<b>25</b>
<b>25</b> industrial	<b>23</b>
<b>18</b> institutional	<b>11</b>
<b>0</b> other	<b>4</b>

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 Q2 2015 was greater than Q1 2014, as was the total construction value. Between Q2 2014 and Q2 2015 there was a 23% increase in the number of issued building permits and an 8% (\$4.3 million) increase in construction value.

**Agricultural** building permits decreased by 12 but the construction values only decreased by \$285 thousand (4%) from Q2 2015 to Q2 2014.

The number of **commercial** building permits increased by 7 from Q2 2014, but there was a \$2.6 million (24%) decrease in construction value due in part to the construction of a new gas station on Whatcom Rd. (\$2.8 million) and tenant improvements to a building on West Railway St. (\$1.6 million) in Q2 2014.

The number of single family **residential** permits increased by 68 in Q2 2015 compared to Q2 2014. The construction

value also increased by \$11.3 million (151%). This increase can be attributed to the release of new subdivisions in West Abbotsford and Auguston.

The number of **multi-family** building permits increased by 11 from Q2 2014 to Q2 2015, but the construction value decreased by \$3.0 million (16%). This decrease can be attributed to the projects being of smaller scale.

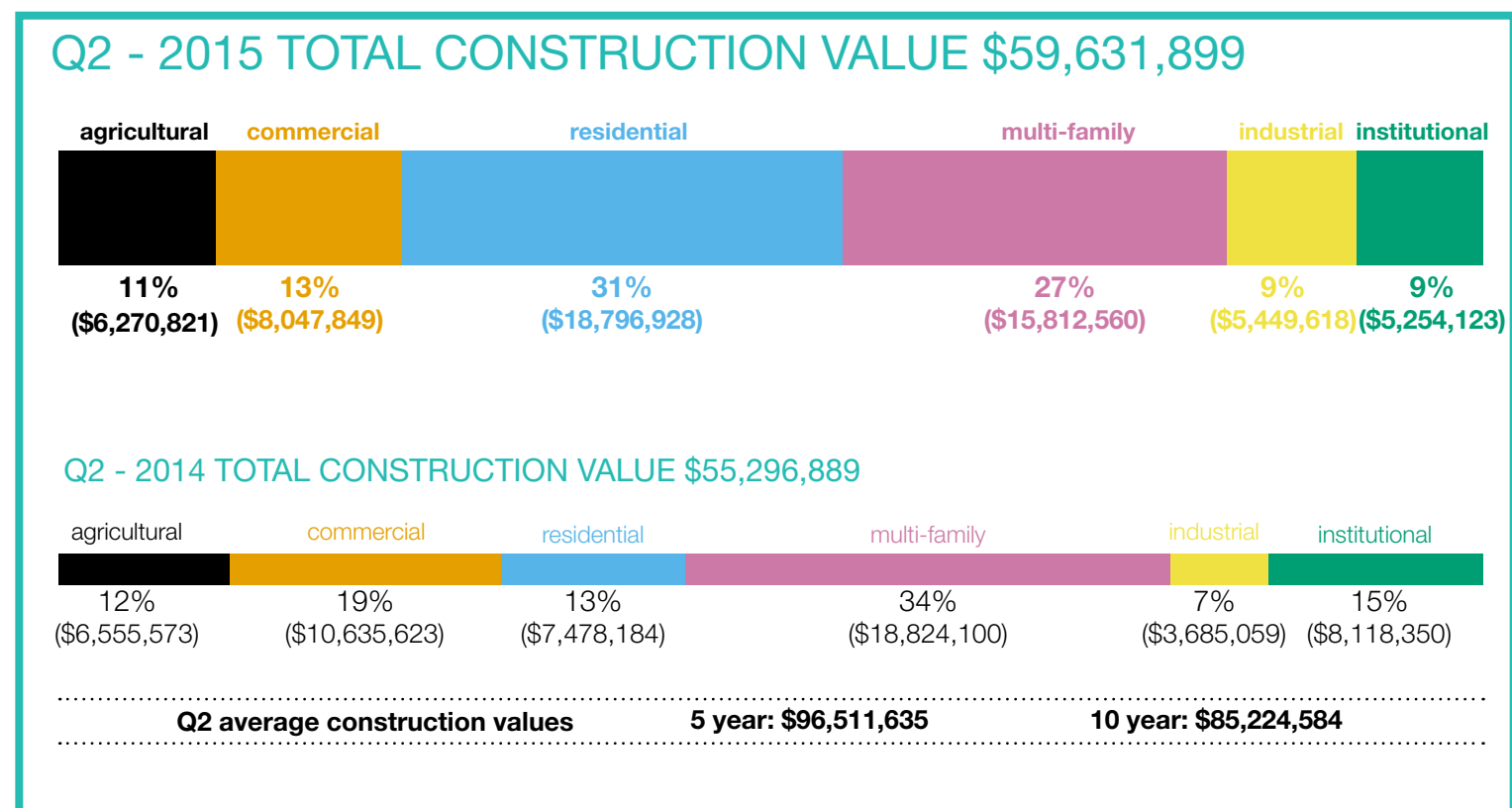
The number of **industrial** building permits in Q2 2015 increased by 2 and the construction value increased by \$1.8 million (48%). This increase can be attributed to a new building on Marshall Rd.

**Institutional** building permit totals increased by 7 from Q2 2014 to Q2 2015, however the construction value decreased by \$2.9 million (35%) due in part to an addition to a federal institution (\$3.6 million) and construction of a church (\$4.0 million) in Q2 2014.



# Issued Building Permits

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



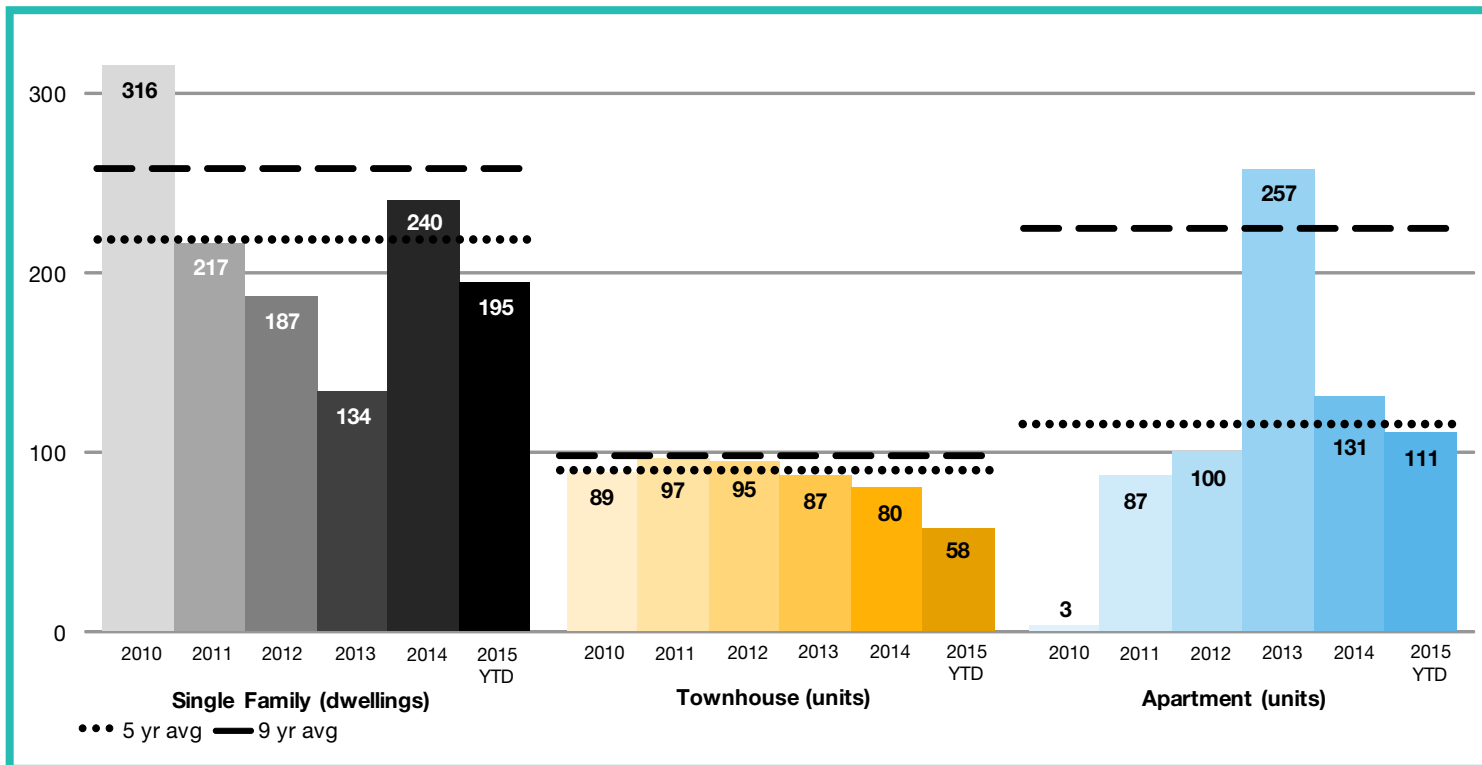
## Number of Building Inspections





# Issued Residential Building Permits

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



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

### Single Family:

There were 111 new single family dwellings built in Q2 2015 bringing the total to date for the year to 195 (this includes secondary suites and coach houses). With the in-stream and approved applications (277 lots) it is likely that the 5 year average (219 units) and the 9 year average (258 units) will be achieved.

### Townhouses:

There were 58 new townhouse units built in Q2 2015 which is the total to date. The 5 year average (90 units) and the 9 year

average (98 units) should be exceeded by year's end with the number of in-stream and approved units (298) to come.

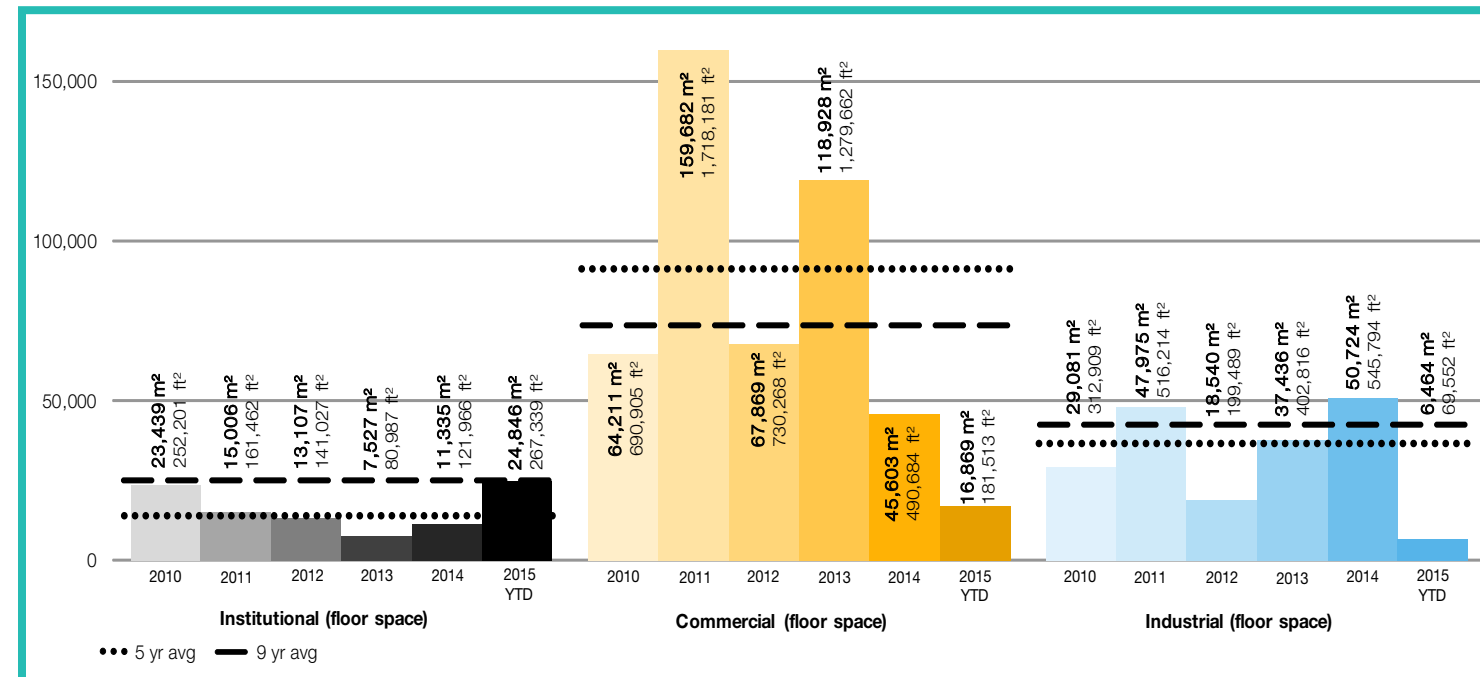
### Apartment:

There were 44 new apartment units constructed in this quarter and along with the last quarter's construction makes the total to date 111 new apartment units. With the number of units in-stream and approved (949 units) it is likely that both the 5 year average (116 units) and the 9 year average (224 units) will be surpassed.



# Issued ICI & Agricultural Building Permits

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



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

### Institutional:

There were 18 institutional permits issued for a total of 7,223 m<sup>2</sup> of floor space in Q2 2015. The year to date total (24,846 m<sup>2</sup>) exceeds both the 5 year (14,083 m<sup>2</sup>) average and has nearly achieved the 9 year (24,930 m<sup>2</sup>) average.

### Commercial:

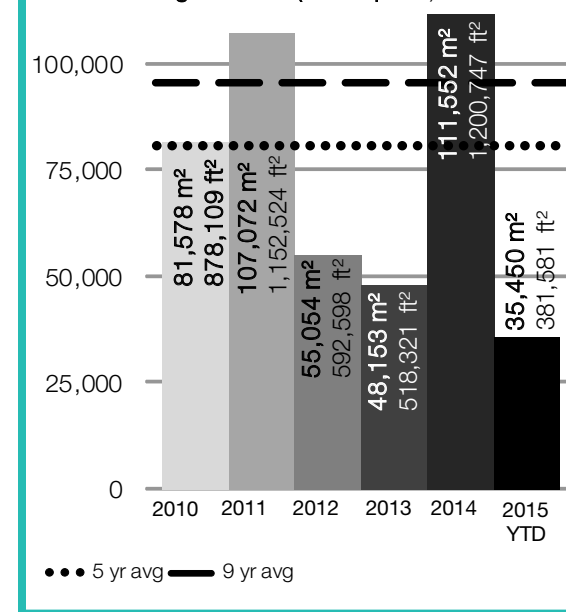
In Q2 2015, 98 building permits were issued for a total of 9,672 m<sup>2</sup> of floor space. The year to date total (16,869 m<sup>2</sup>) is below both the 5 year (91,258 m<sup>2</sup>) and the 9 year

(73,548 m<sup>2</sup>) averages but with the number of projects both in-stream and approved (30,177 m<sup>2</sup>) it should be on track with last year's totals by year's end.

### Industrial:

There were 25 permits issued for a total of 4,113 m<sup>2</sup> floor space in Q2 2015. The year to date total (6,464 m<sup>2</sup>) is below the 5 year (36,751 m<sup>2</sup>) and 9 year (42,545 m<sup>2</sup>) averages. However with in-stream and approved projects (49,814 m<sup>2</sup>) both these averages could be achieved.

### Agricultural (floor space)



### Agricultural:

There were 22 building permits issued and 22,380 m<sup>2</sup> of agricultural construction in Q2 2015. The number of total permits issued in 2015 (41) is below the 5 year (121) and 9 year (121) averages. The construction total to date for 2015 (35,450 m<sup>2</sup>) is also below the 5 year (80,682 m<sup>2</sup>) and 9 year (95,412 m<sup>2</sup>) averages.

The types of construction permits issued included barns, silo, machine sheds and Agri-commercial buildings.





# Issued Building Permits

## Map of Issued Building Permits by Quarter (New Construction)

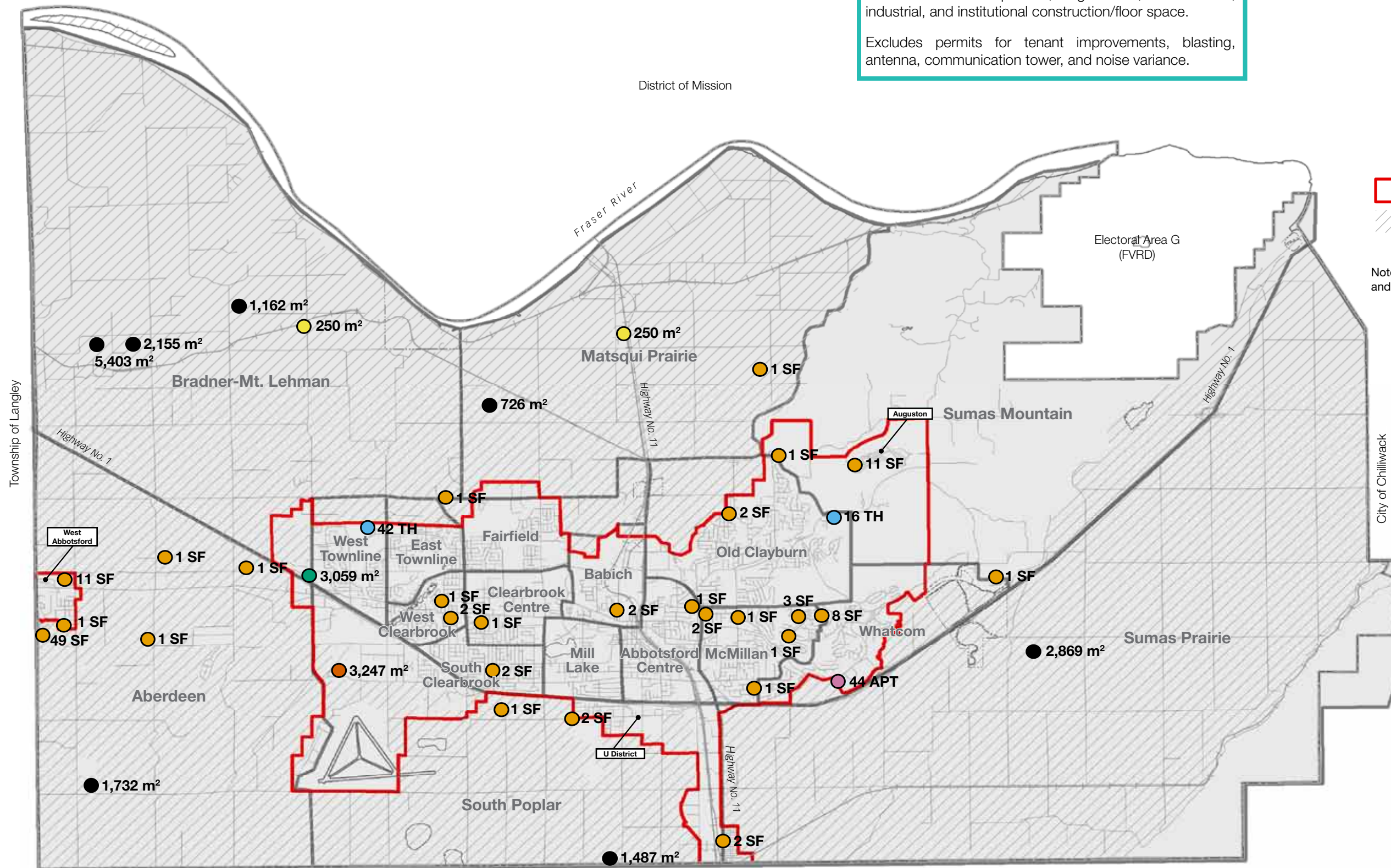
Building permit applications for new construction (with a construction value of \$50,000 and greater) approved in the second quarter of 2015. Includes **new** single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional construction/floor space.

Excludes permits for tenant improvements, blasting, antenna, communication tower, and noise variance.

### Q2 2015 - Building Permit Type (units/floor space)

- Agricultural (15,534 m<sup>2</sup>)
- Single Family - SF (111 dwellings)
- Townhouses - TH (58 units)
- Apartments - APT (44 units)
- Institutional (500 m<sup>2</sup>)
- Commercial (3,059 m<sup>2</sup>)
- Industrial (3,247 m<sup>2</sup>)
- ▭ 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



# Current Initiatives

## Abbotsford - Official Community Plan (OCP) Update

Stage 2 - Explore New Concepts of Abbotsford, the Official Community Plan (OCP) update, was completed in May 2015 when the New Concepts Report was presented to Council. The New Concepts Report summarized the work of Stage 2 and included early elements of the new OCP's vision and goals. These elements are the 7 Big Ideas.

The Abbotsford team used the New Concepts Report and Big Ideas to develop example approaches to growth, and presented these and the Big Ideas to the community at a Big Ideas Fair on June 12 and 13 in Historic Downtown Abbotsford. The purpose of the event was to check-in with residents and ensure the OCP update is on the right track with the 7 Big Ideas.

Approximately 300 residents attended the Big Ideas Fair. Attendees were given an opportunity to rate the 7 Big Ideas with a display board that asked the question: "Are we on the right track with the Big Ideas?" and 90% of attendees agreed we are "mostly" or "completely" on the right track.

Stage 3 begins with developing several different ways Abbotsford could grow, which will explore how the Big Ideas can be realized on the ground. The Abbotsford team will be back in the community in the fall of 2015 for more engagement asking residents to weigh in on their preferred way to grow, which will guide the first draft of the OCP.

Summaries of engagement activities and other project information can be found at: [www.abbotsford.ca](http://www.abbotsford.ca).

## UDistrict Neighbourhood Plan

In 2011, the City of Abbotsford, residents, students and faculty came together to imagine what the University of the Fraser Valley and the surrounding neighbourhood could become in the next 30 years. This was captured in the UDistrict Vision document, adopted by Council in 2012. In order to create a complete neighbourhood for the residents in the area and assist the development community in implementing the vision, the City has partnered with the University of the Fraser Valley (UFV) to complete two separate but fully integrated plans. Both partners engaged Perkins + Will in February 2015 to complete a Neighbourhood Plan for the City and a Campus Master Plan for UFV.

The Neighbourhood Plan will provide the land use planning and servicing detail required to implement the vision for the neighbourhood. The Campus Master Plan will provide important growth direction for the future development of the campus. The joint planning process has been organized into four stages with opportunities for public and stakeholder input at key milestones to ensure broad support for both plans.

The UDistrict Project was launched on April 8, 2015 and included three events for the public to learn about the integrated project. The launch was well attended and involved a media announcement with speeches from the Mayor and the University President, an interactive booth on the UFV Campus green in the afternoon, and an interactive booth at the Abbotsford Centre in the evening.

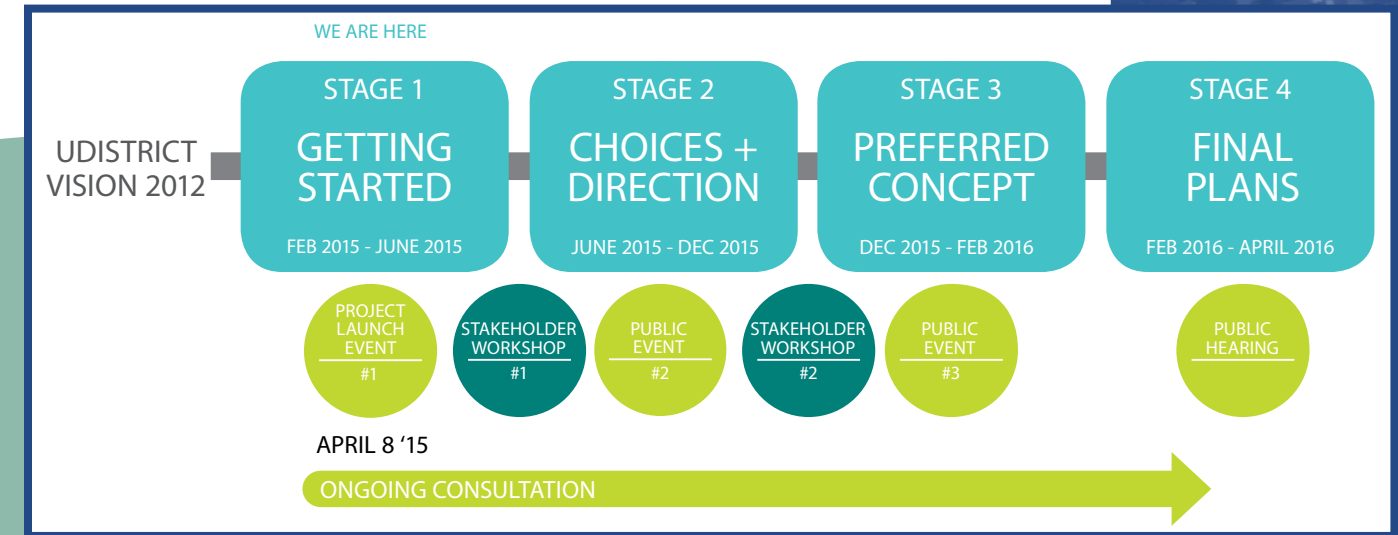
As part of Stage 1 engagement, planning staff have also been meeting with stakeholder groups such as business owners, churches, and strata councils to ensure these groups are aware of the project and upcoming opportunities to provide input into the planning process. Stage 1 also includes the development of a Background Report to identify the current state of the neighbourhood and the Abbotsford Campus, which will form the baseline of the project going forward. The report will be presented to Council in the third quarter of 2015.

Abbotsford is the most significant city shaping process ever undertaken by the City of Abbotsford.

- ☎ 604-864-5510
- ✉ [info@abbotsford.ca](mailto:info@abbotsford.ca)
- 🐦 @abbotsford
- 🌐 [www.abbotsford.ca](http://www.abbotsford.ca)

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.

- ☎ 604-864-5510
- ✉ [info@udistrictabbotsford.com](mailto:info@udistrictabbotsford.com)
- 🌐 [www.udistrictabbotsford.com](http://www.udistrictabbotsford.com)
- 🐦 @goUFV
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- #UDistrictAbby







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