



Planning & Development Services
Quarterly Report



OCTOBER - DECEMBER 2014

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

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 & 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

cover image of Hudson’s Loft at Central Park Village credit:
developer: Canterra Developments Ltd. | architect: Focus Architecture Inc. | rendering artist: WCI Media Studios



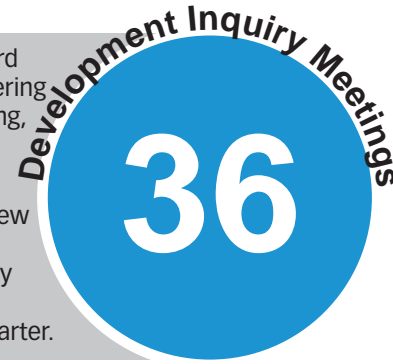
Quarterly Development Indicators

DEVELOPMENT APPLICATIONS

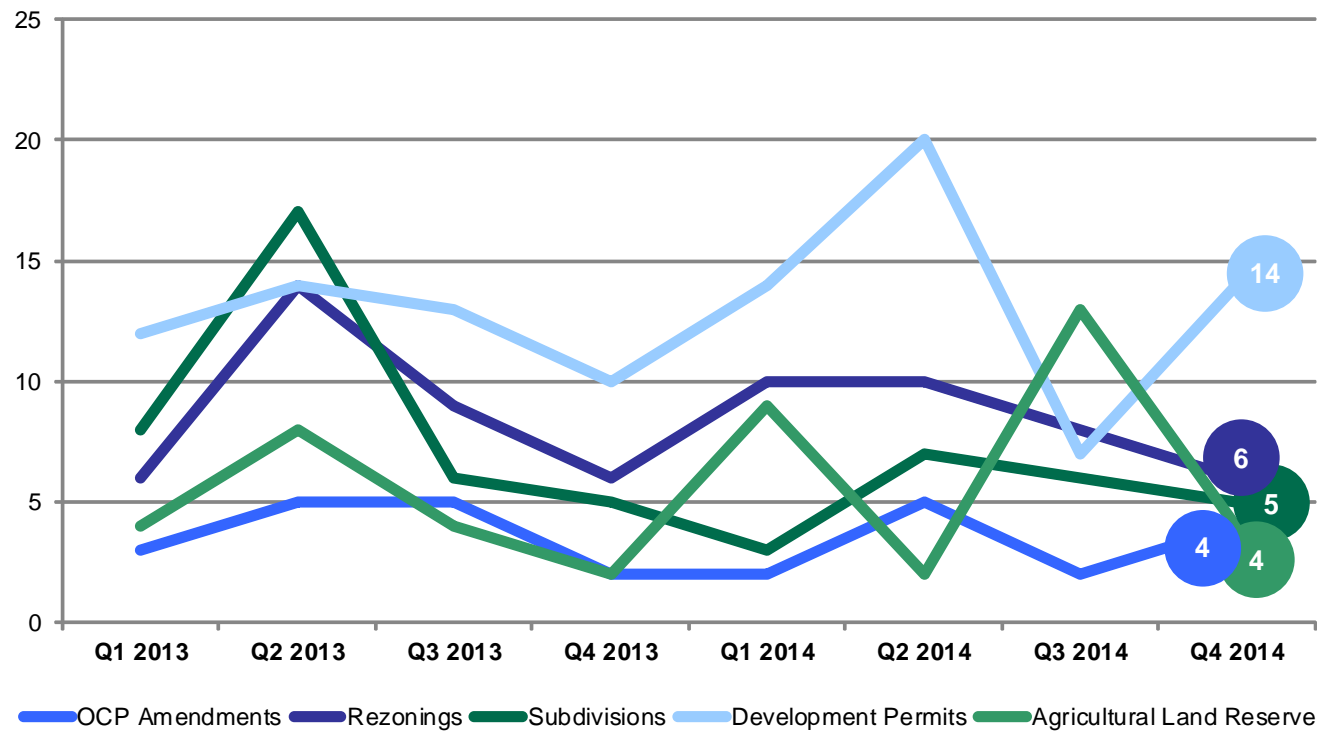
DEVELOPMENT INQUIRY MEETINGS

During Q4 staff coordinated 36 Development Inquiry Meetings (DIM), which is an increase of one-third from Q3 (27). DIM's are intended to provide preliminary direction to land owners/developers considering development in respect to the Official Community Plan, Development Permit Areas/Guidelines, zoning, and anticipated offsite upgrades.

Approximately 35% of the inquiries dealt with by staff during Q4 included the rezoning and/or subdivision of property to accommodate small single family residential development (less than 10 new lots) or small scale townhouse developments in existing neighbourhoods. An additional 30% of the inquiries involved the redevelopment or rezoning of existing commercial properties with the majority of sites located within the central urban core of the Urban Development Boundary. Industrial and agricultural development proposals rounded out the preliminary proposals reviewed by staff this quarter.



LAND DEVELOPMENT APPLICATIONS RECEIVED (see map on page 6 & 7)



Note: A single development may have multiple applications Source: City of Abbotsford, Planning & Development Services

In Q4 2014 the number of Official Community Plan amendments, Rezoning applications and Development Permit applications increased; while Subdivision applications and Agricultural Land Reserve applications decreased from Q3 2014.

IN-STREAM APPLICATIONS

RESIDENTIAL UNITS Development Permit & Subdivision Applications (see map on page 8 & 9)

Single family:

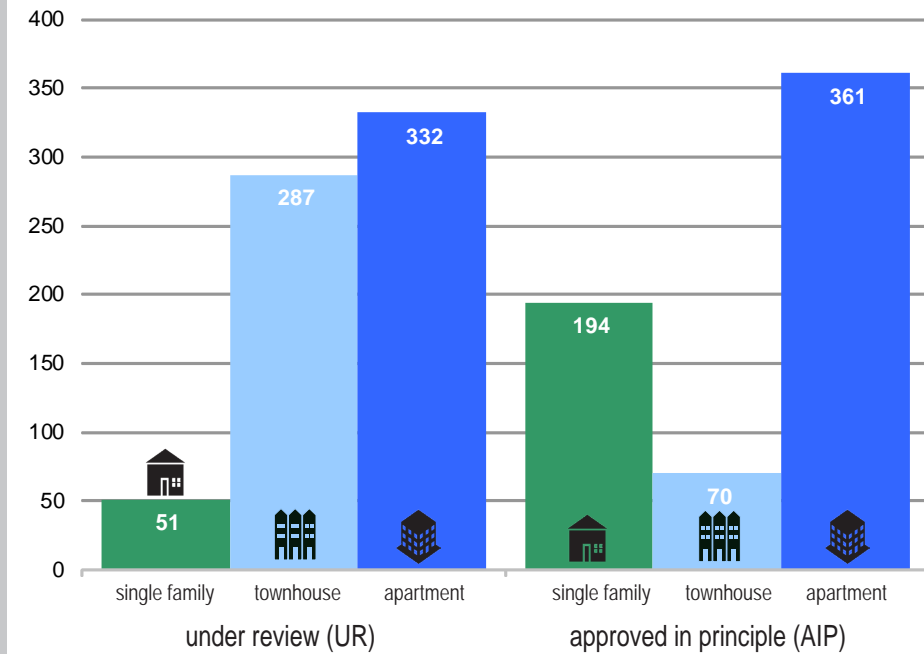
- A total of 245 single family lots are under review (UR) and approved in principle (AIP). 226 (92%) of the lots UR and AIP are within the Urban Development Boundary (UDB).
- All of the 194 lots AIP are within the UDB, with 59 (30%) in West Townline, 48 (25%) in Old Clayburn, 41 (21%) in Auguston (Sumas Mountain), and 30 (15%) in Whatcom.

Townhouse:

- A total of 379 townhouses are UR and AIP.
- Of the 287 townhouses UR, 115 (40%) are in West Abbotsford, 99 (34%) in Whatcom and 54 (19%) in Old Clayburn.
- Of the 70 townhouses AIP, 27 units (39%) are in Old Clayburn, 30 (43%) in McMillan and 13 (19%) in Clearbrook Centre.

Apartment:

- A total of 693 apartment units are UR and AIP.
- 453 (65%) of the 693 units are in mixed use developments in the U District, Clearbrook Centre, Mill Lake and West Abbotsford.
- Of the apartment applications AIP, 163 units (45%) are in Clearbrook Centre, 94 (26%) in the U District, 60 (17%) in Mill Lake and 44 (12%) in Whatcom.



Source: City of Abbotsford, Planning & Development Services

INSTITUTIONAL, COMMERCIAL & INDUSTRIAL FLOOR SPACE

Rezoning Applications (Institutional), Development Permit Applications (Commercial & Industrial) (see map on page 8 & 9)

Institutional:

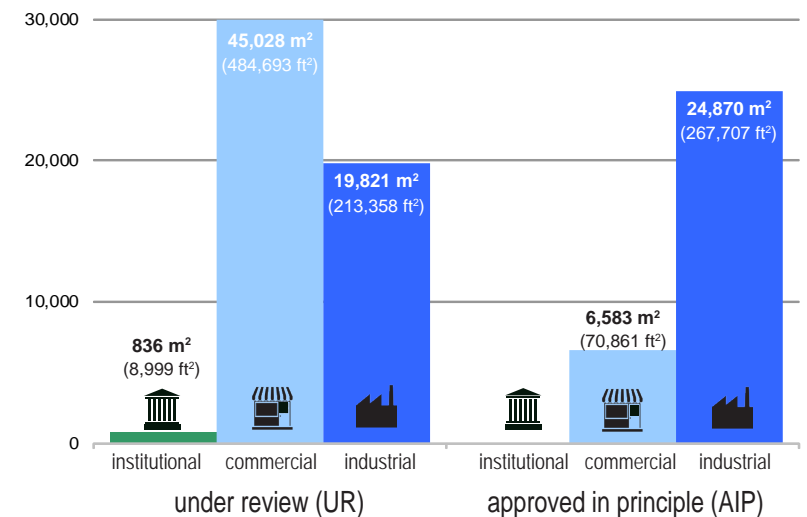
- One application is UR for 836 m² of institutional floor space in West Clearbrook for a personal care facility.

Commercial:

- 13,365 m² (30%) of commercial floor space UR is in mixed use developments in the U District, West Abbotsford and Mill Lake. Of the remaining 31,663 m², 18,187 m² (40%) is in Abbotsford Centre, and 9,797 m² (22%) is in East Townline.
- 2,262 m² (34%) of commercial floor space AIP is in mixed use developments in Clearbrook Centre, and 2,580 m² (39%) is in West Abbotsford.

Industrial:

- 19,673 m² (99%) of industrial floor space UR is north of the airport (YXX) or in the Sumas Way corridor.
- 16,365 m² (66%) of industrial floor space AIP is north of the airport or in the Sumas Way corridor.



Source: City of Abbotsford, Planning & Development Services

Quarterly Development Indicators

LAND DEVELOPMENT APPLICATIONS RECEIVED

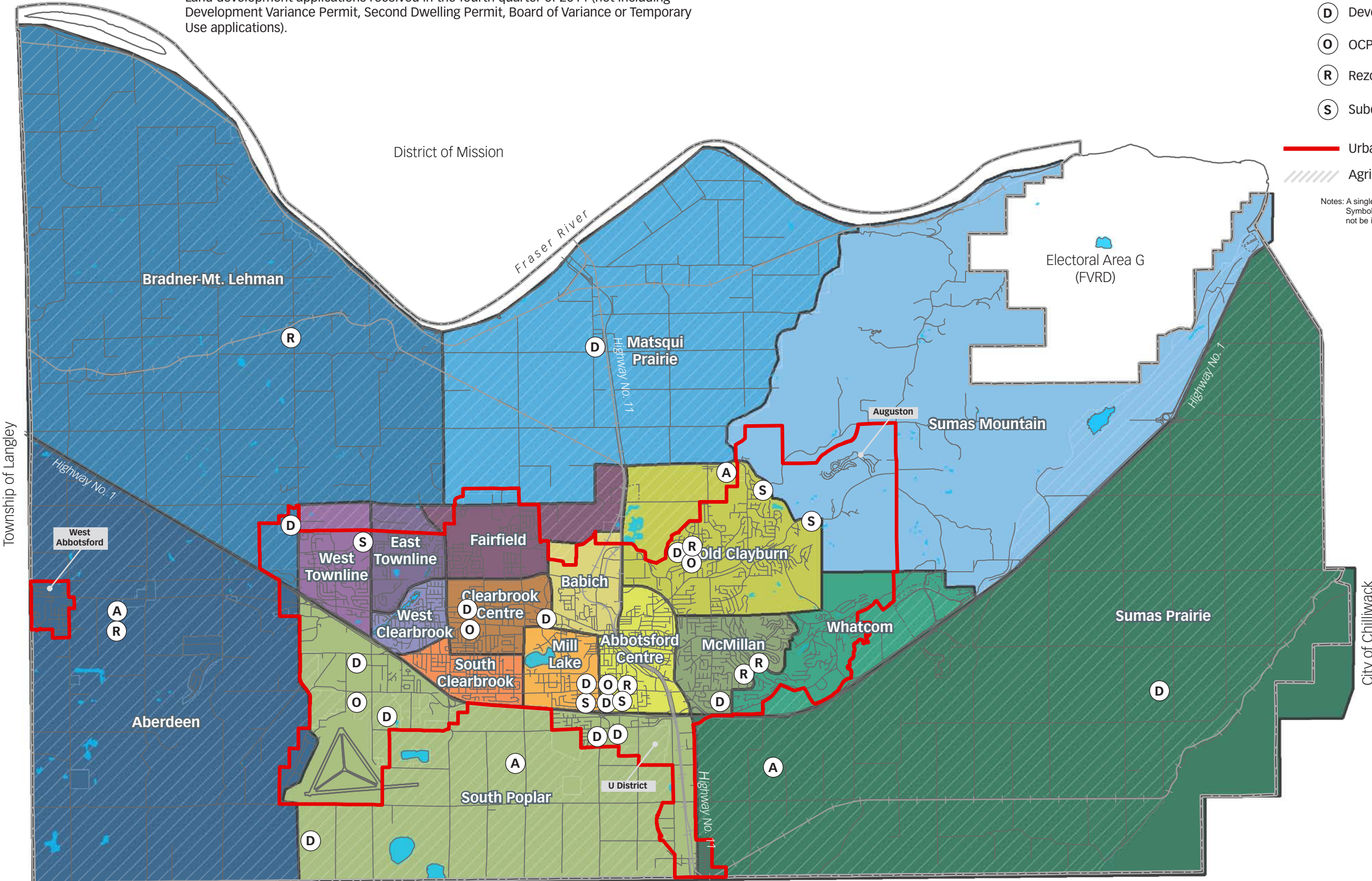
Land development applications received in the fourth quarter of 2014 (not including Development Variance Permit, Second Dwelling Permit, Board of Variance or Temporary Use applications).

Application Type

- (A) Agricultural Land Reserve (4)
- (D) Development Permit (14)
- (O) OCP Amendment (4)
- (R) Rezoning (6)
- (S) Subdivision (5)

- Urban Development Boundary (UDB)
- Agricultural Land Reserve (ALR)

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.



Quarterly Development Indicators

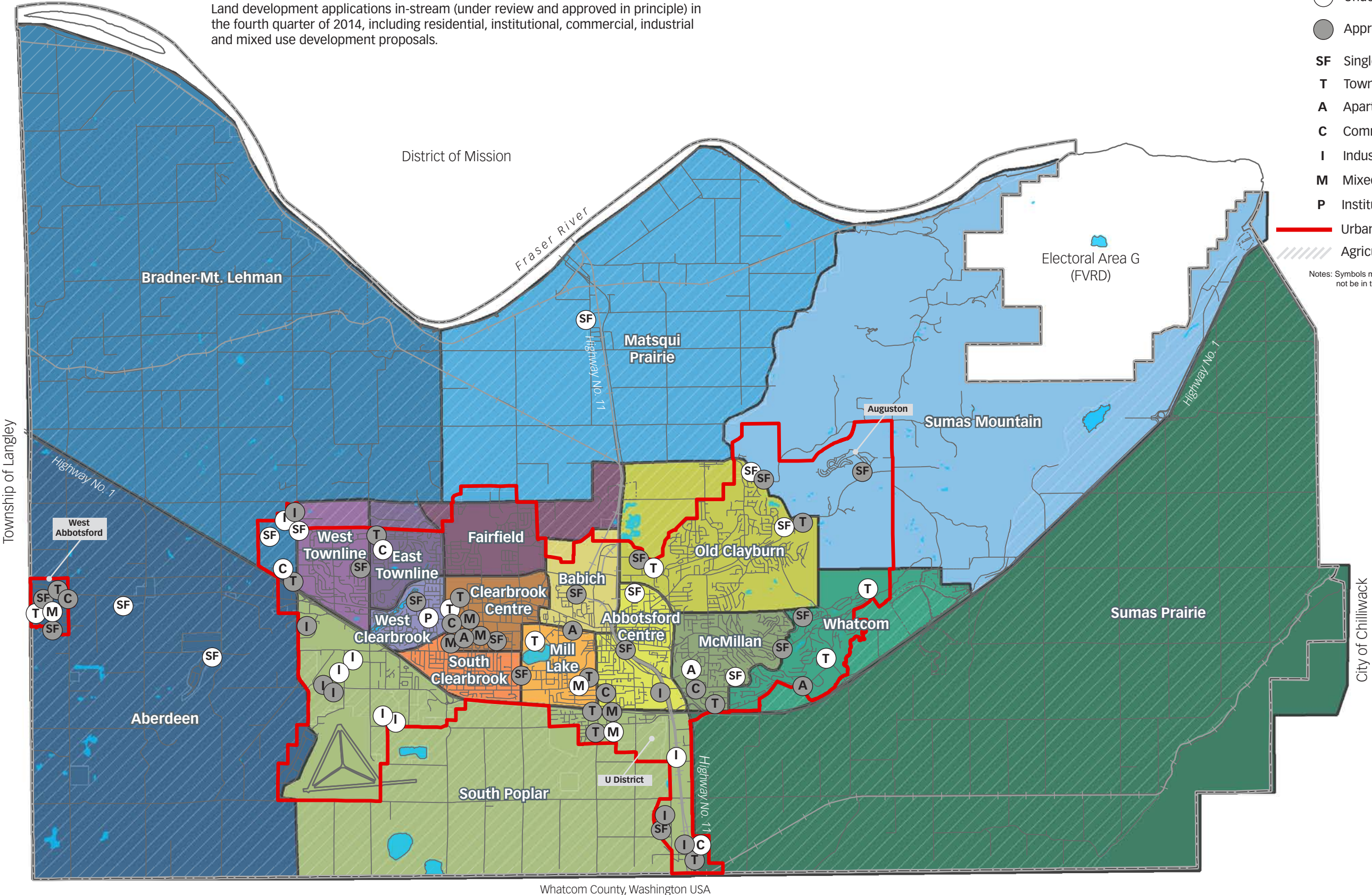
IN-STREAM APPLICATIONS

Land development applications in-stream (under review and approved in principle) in the fourth quarter of 2014, including residential, institutional, commercial, industrial and mixed use development proposals.

Development Type

- Under Review (UR)
- Approved in Principle (AIP)
- SF Single Family (UR: 9, AIP: 14)
- T Townhouse (UR: 6, AIP: 3)
- A Apartment (UR: 1, AIP: 3)
- C Commercial (UR: 4, AIP: 3)
- I Industrial (UR: 6, AIP: 7)
- M Mixed Use (UR: 3, AIP: 4)
- P Institutional (UR: 1, AIP: 0)
- Urban Development Boundary (UDB)
- ▨ Agricultural Land Reserve (ALR)

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

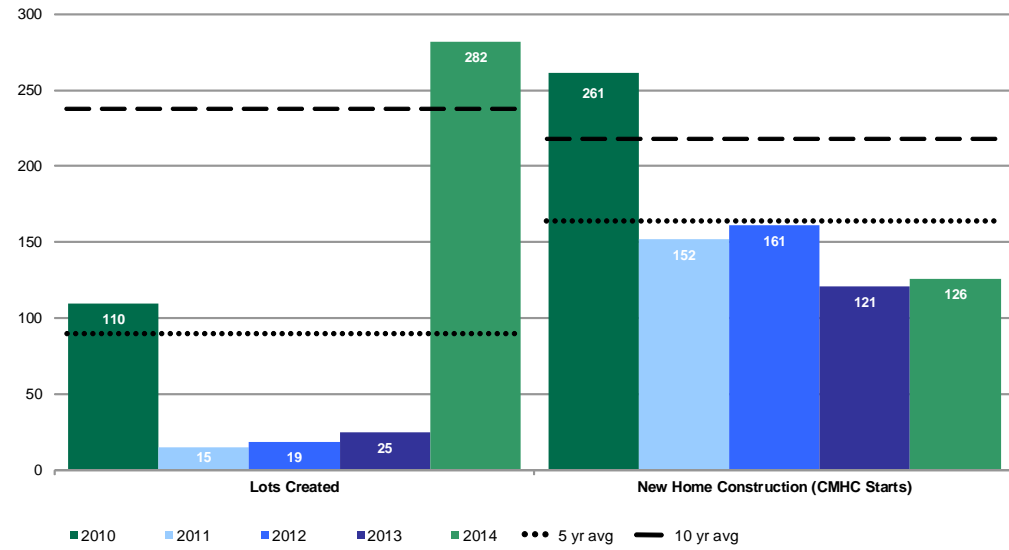


Whatcom County, Washington USA

Quarterly Development Indicators

APPROVED RESIDENTIAL UNITS

SINGLE FAMILY LOTS & STARTS



Source: City of Abbotsford, Planning & Development Services; Canada Mortgage & Housing Corporation

Lots created:

- Development activity for single family lots between January and December 2014 exceeded the five year average (90 lots) and the 10 year average (238 lots), with 282 lots created.

New home construction:

- According to Canada Mortgage and Housing Corporation, there were 126 new single family homes constructed between January and December 2014.
- With 245 single family lots in-stream in Q4 2014, it is anticipated that the number of housing starts will increase in 2015.

NUMBER OF ISSUED BUILDING PERMITS

Category	Q4 - 2014	Q4 - 2013
total issued building permits	357	338
agricultural	35	19
commercial	124	142
residential (single family)	141	123
multi-family	22	12
industrial	29	31
institutional	4	6
other	2	5

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

The overall number of issued building permits and total construction value for Q4 2014 were higher than in Q4 2013. There was a 6% increase in the number of issued building permits and a 20% (\$7.2 million) increase in construction value of issued building permits between Q4 2013 and Q4 2014.

The number of **agricultural** building permits increased by 16 in Q4 2014 and the total value increased by \$3.4 million. This, in part, is due to an increase in large scale poultry barn facilities.

The number of **commercial** building permits decreased by 18 from Q4 2013, with an associated \$7.7 million decrease in construction value. This decrease can be attributed to the completion of tenant improvements for Highstreet.

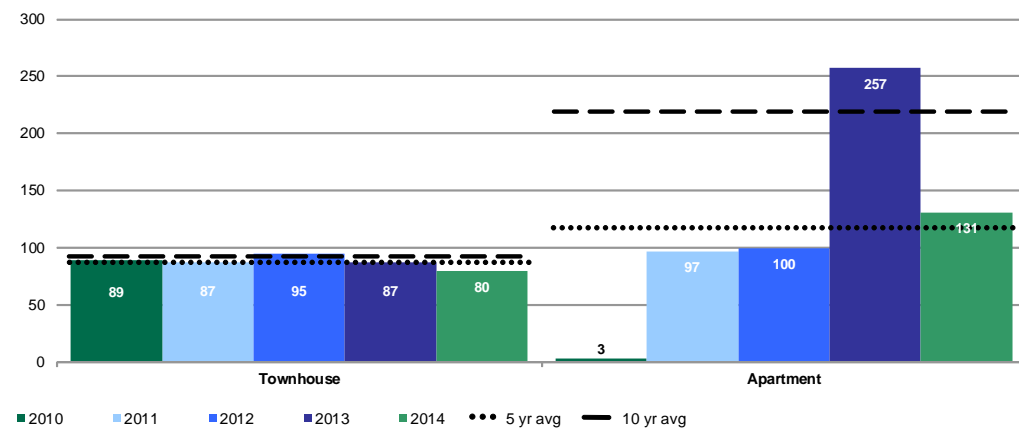
The number of single family **residential** permits increased by 18 in Q4 2014 (141 permits) when compared to Q4 2013 (123 permits). The construction value also increased over 40% from \$5.8 million to \$8.4 million.

Multi-family building permits for Q4 2014 increased by 10 compared to Q4 2013. The construction value also increased from \$7.9 million in Q4 2013 to \$13.3 million in Q4 2014. This increase can be attributed to the value of the foundation permit for the Mahogany development on Gladwin Road (\$8.8 million).

The number of **industrial** building permits in Q4 2014 decreased by 2, yet the total construction value increased by \$3.5 million due to a large warehouse facility on Queen Street.

Institutional building permit totals remained consistent from Q4 2013 to Q4 2014.

MULTI-FAMILY BUILDING PERMITS (UNITS)



Source: City of Abbotsford, Planning & Development Services

Townhouse:

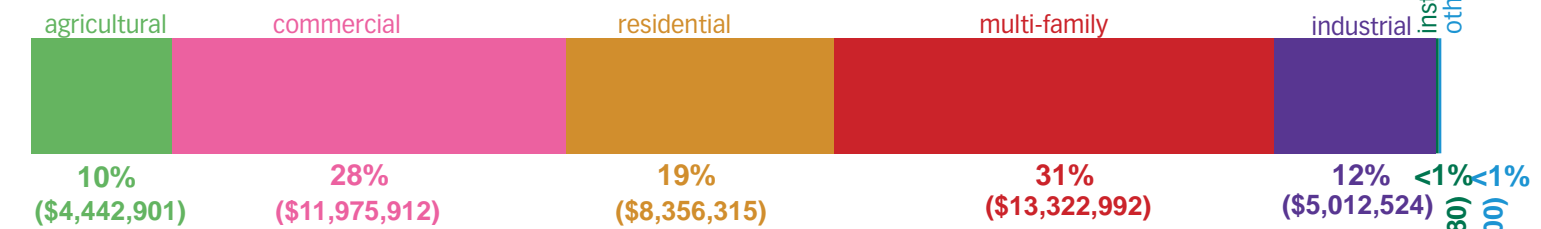
- Activity for townhouses has been very stable in recent years, and activity in 2014 is just below the five (88 units) and 10 year (93 units) averages. However, there are 379 townhouse units in-stream, which will likely result in increased activity in 2015.

Apartment:

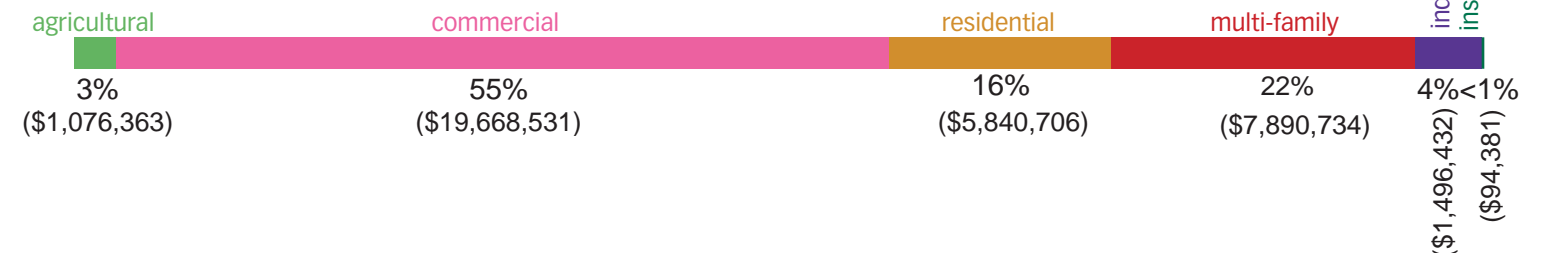
- Development activity for apartments in 2014 has exceeded the five year average (118 units). Although the 10 year average (219 units) was not met, development activity for apartments is anticipated to increase, based on existing in-stream applications (693 units).

VALUE OF ISSUED BUILDING PERMITS

Q4 - 2014 TOTAL CONSTRUCTION VALUE \$43,240,224



Q4 - 2013 TOTAL CONSTRUCTION VALUE \$36,067,147

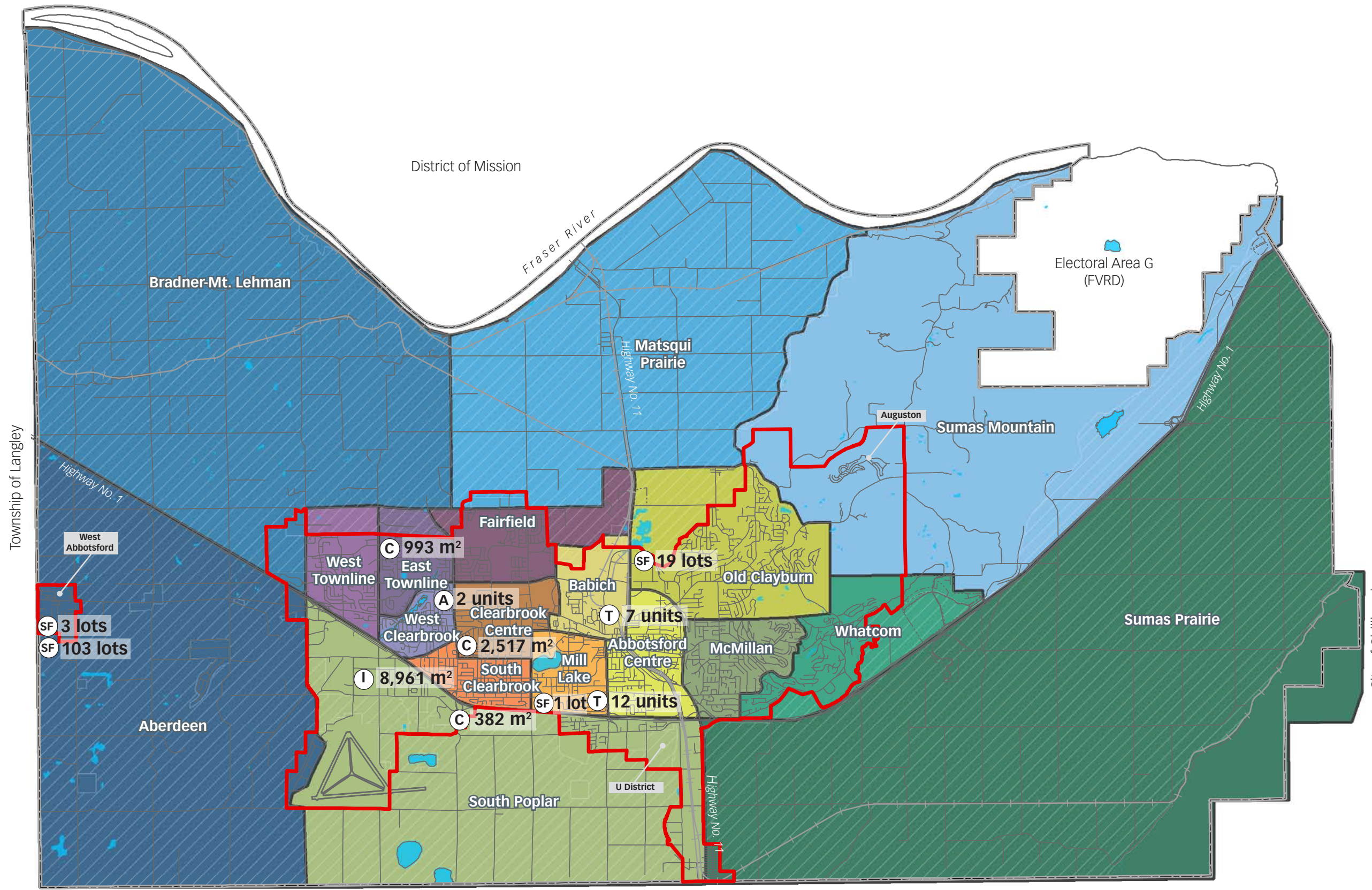


5 year average construction value: \$47,579,803

10 year average construction value: \$54,927,297

Quarterly Development Indicators

APPROVED APPLICATIONS



Development Type

- (SF)** Single Family (126 lots)
- (C)** Commercial (3,892 m²)
- (I)** Industrial (8,961 m²)
- (T)** Townhouse (19 units)
- (A)** Apartment (2 units)

- Urban Development Boundary (UDB)
- ////** Agricultural Land Reserve (ALR)

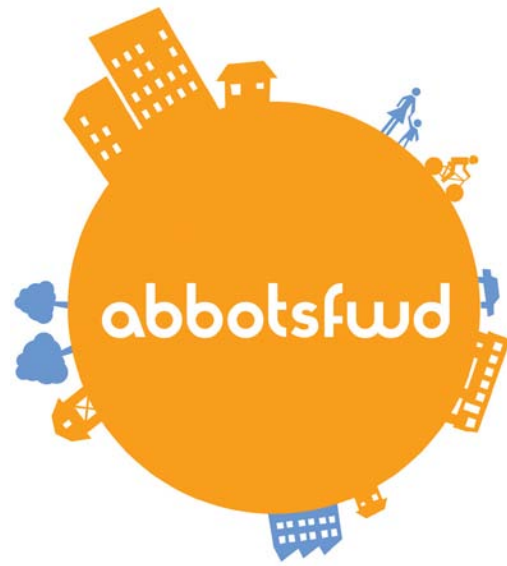
Notes: There were no issued building permits for new institutional construction. Symbols may have been moved for greater clarity and may not be in the exact location of the application.

NUMBER OF BUILDING INSPECTIONS

Q4 2014 building inspection numbers have remained consistent with past fourth quarters.



Current Initiative



Shape your city

ABBOTSFORD - OCP UPDATE

The Stage 1 Background Research Report was completed and received by Council on November 3, 2014. This marked the completion of Stage 1, and the beginning of Stage 2, Explore New Concepts, in the project to update our Official Community Plan (OCP). The Background Research Report contains in-depth information regarding Abbotsford's demographics, built form and real estate condition. It will act as a useful baseline on which the rest of the process can work upon, and the information will help staff develop themes to be discussed in the community in Stage 2 community engagement activities.

For more information, visit www.abbotsford.ca

ENGAGEMENT



May - November 2014



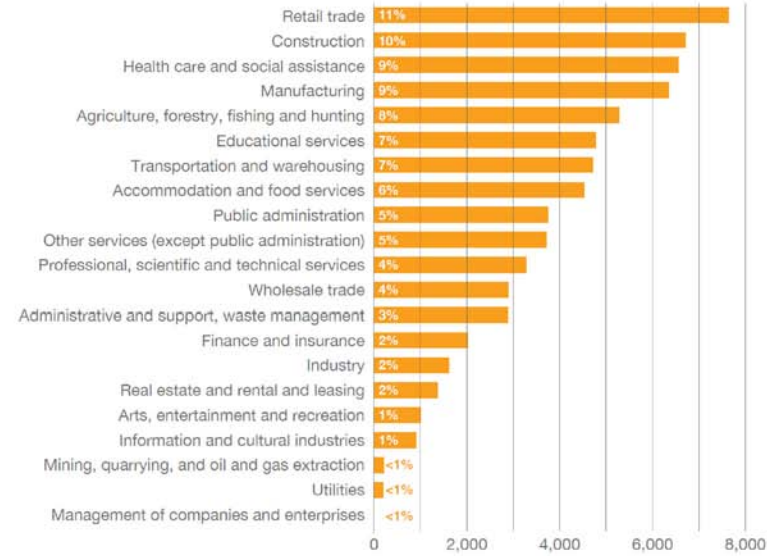
November 2014 - May 2015



May - October 2015

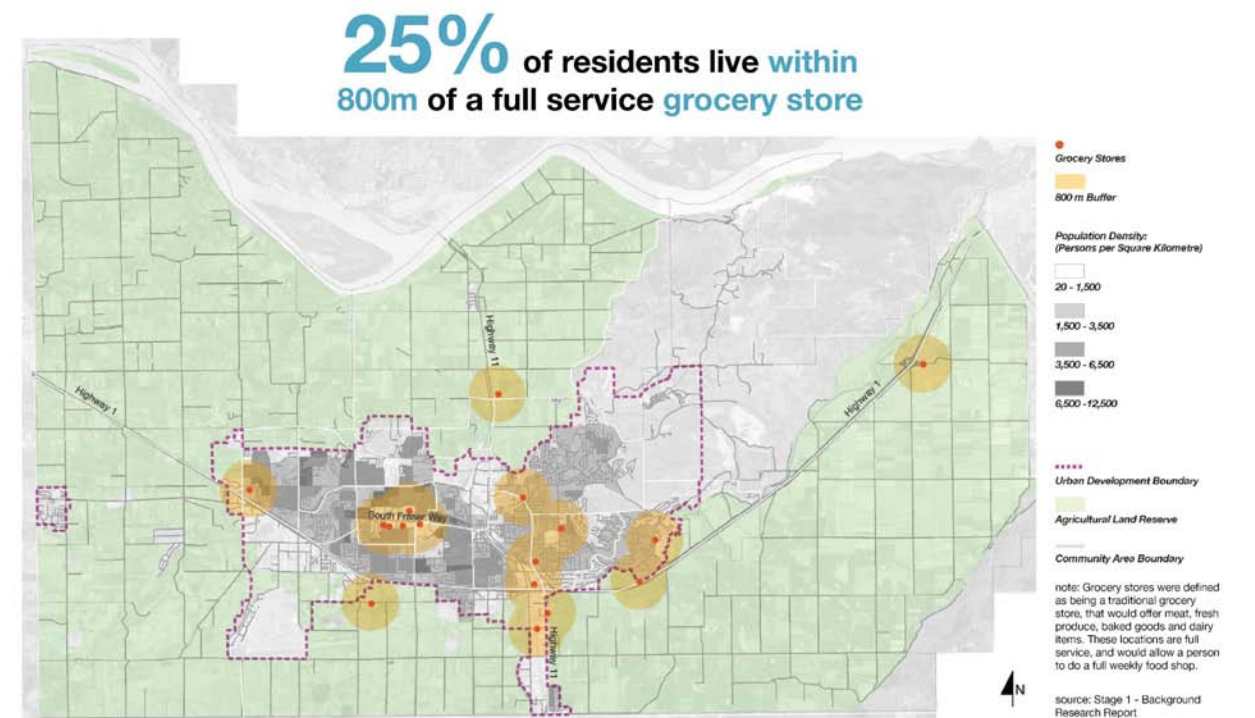


October - December 2015



labour force

70,530
total labour force
in 2011



people living near grocery stores





CITY OF ABBOTSFORD
Planning & Development Services
32315 South Fraser Way
Abbotsford, BC V2T 1W7
604-864-5510

