

# 2016

## THIRD QUARTER REPORT

Planning & Development Services



JULY - SEPTEMBER 2016



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Cover image of Salton Road Rental Apartments  
Designed by: Focus 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) 2016 Third Quarter 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.

This report contains current departmental initiatives highlighting some of the major projects underway in the third quarter of 2016, and growth and development activity. Initiatives include the UDistrict Neighbourhood Plan and AgRefresh. Staff coordinated 74 Development Inquiry Meetings, received 43 development applications, issued 403 building permits, and completed 3,499 building inspections.

We will continue to build on these achievements and look forward to a busy third quarter!

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 Q3, staff coordinated 74 Development Inquiry Meetings (DIM), which is 14% higher than the Q3 2015 number (65), but lower than the 93 DIMs during the very busy Q2 2016. 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 64% of all inquiries (47) included rezoning and/or subdivision of property to accommodate residential development in both single and multi-family style developments. Inquiries related to commercial (9) and industrial (4) represented an additional 18% of total inquiries. Inquiries related to agricultural land represented 11% (8) of DIM's hosted this quarter and only one dealt with exclusion from the ALR. Mixed use developments (5) represented 7% of inquiries. There were two institutional inquiries.



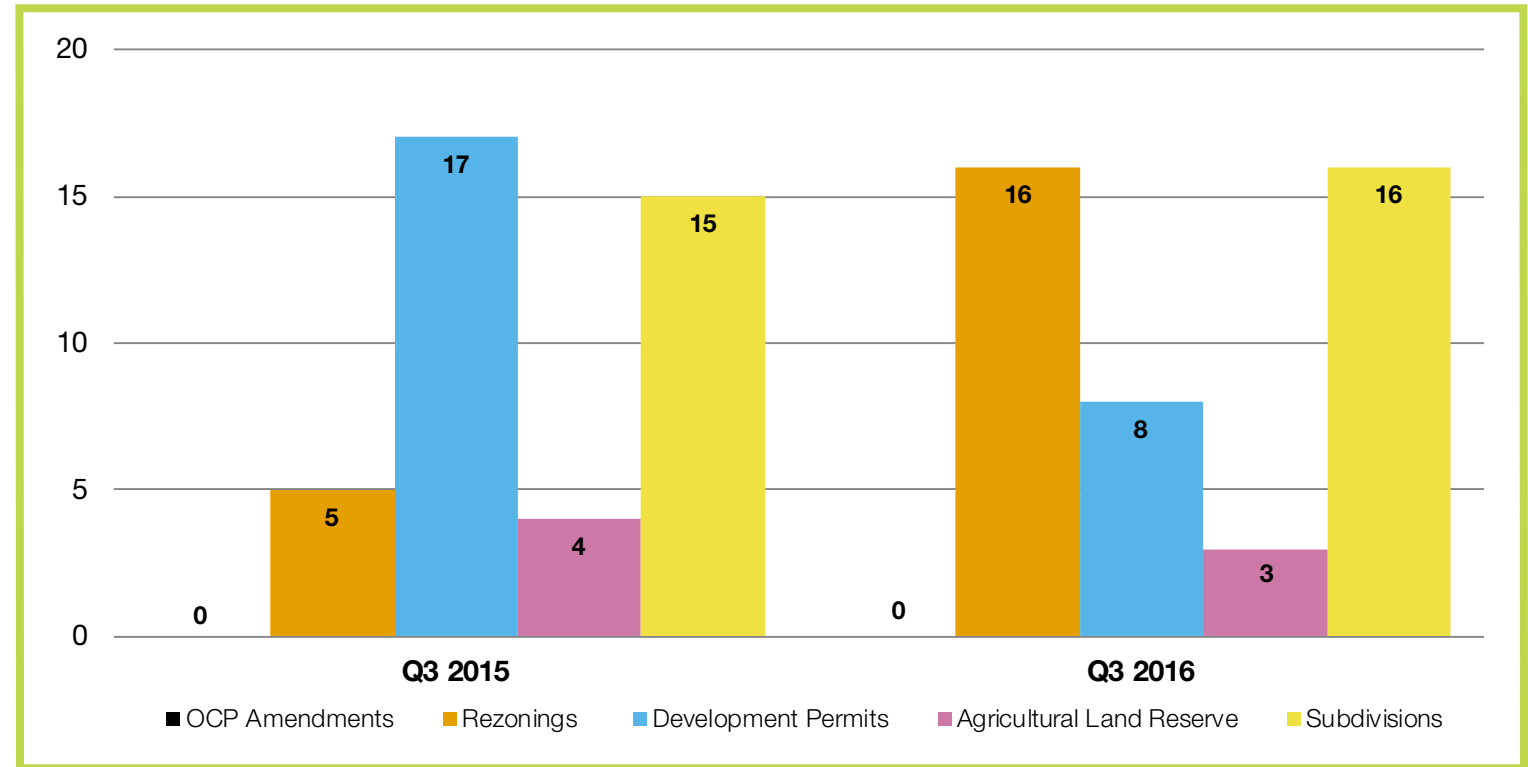


# Land Development Applications Received

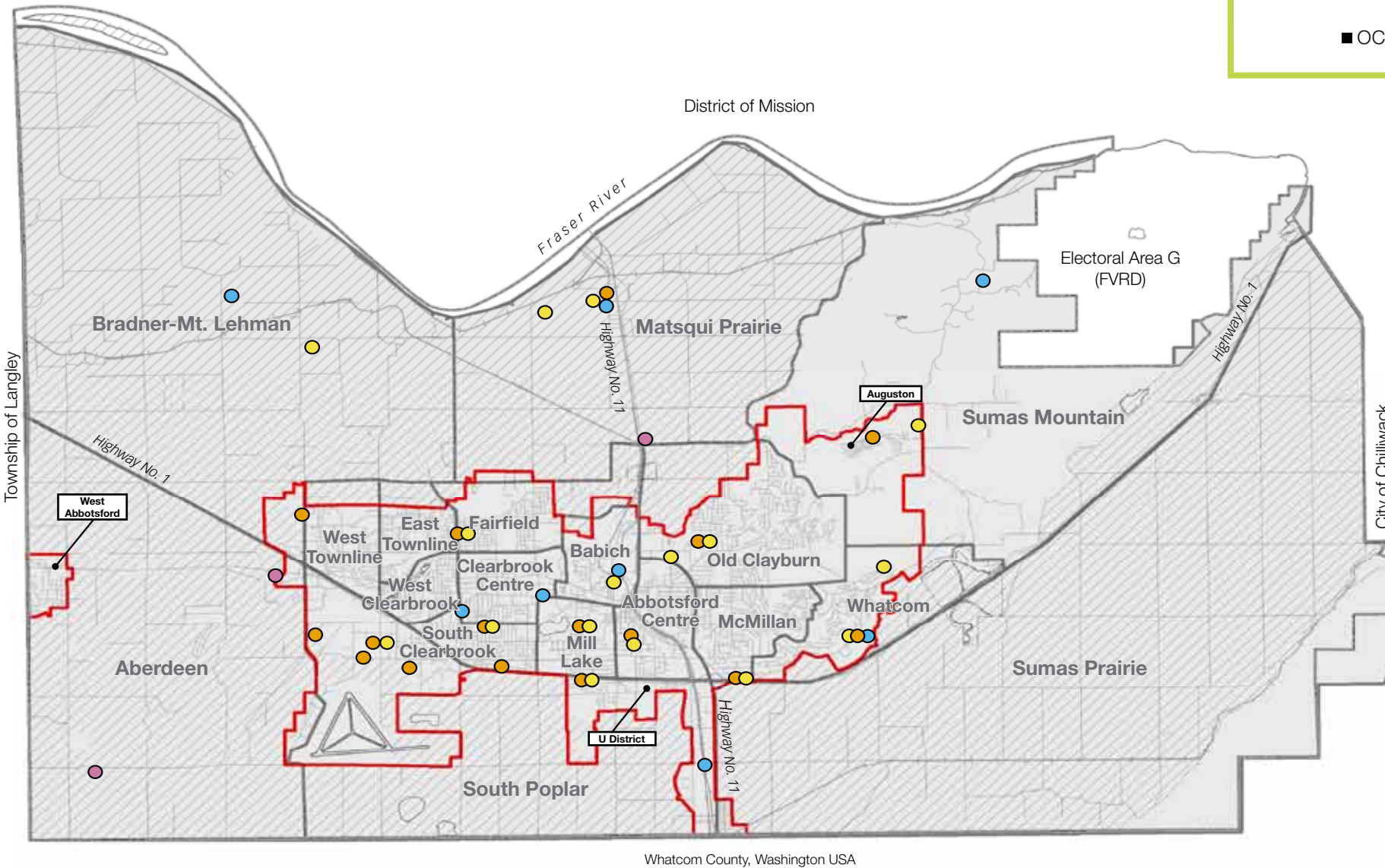
The total number of all development applications received in Q3 2016 is 43, compared to 41 in Q3 2015. Development Permit and Agricultural Land Reserve applications decreased between Q3 2015 and Q3 2016, while Rezoning and Subdivision applications increased between those quarters.

Q3 2015  
total:  
**41**

Q3 2016  
total:  
**43**



22 additional development applications were received in the third quarter of 2016, including Temporary Use, Second Dwelling, Liquor Licence and Registered Legal Document Appeal applications.



## Q3 2016 - Application Type (number of applications)

- OCP Amendments - 0
- Rezoning - 16
- Development Permits - 8
- Agricultural Land Reserve - 3
- Subdivisions - 16
- ▭ 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:

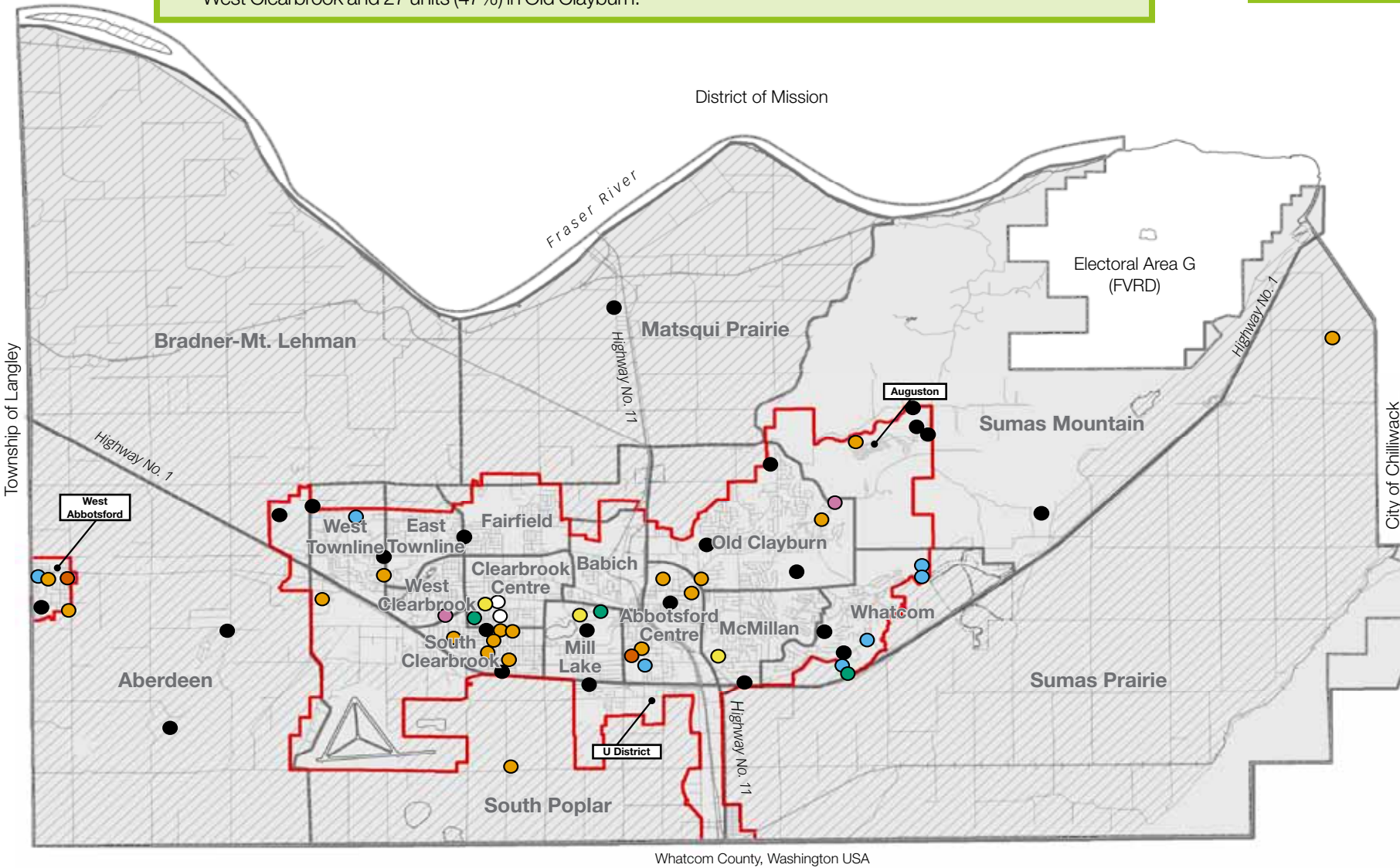
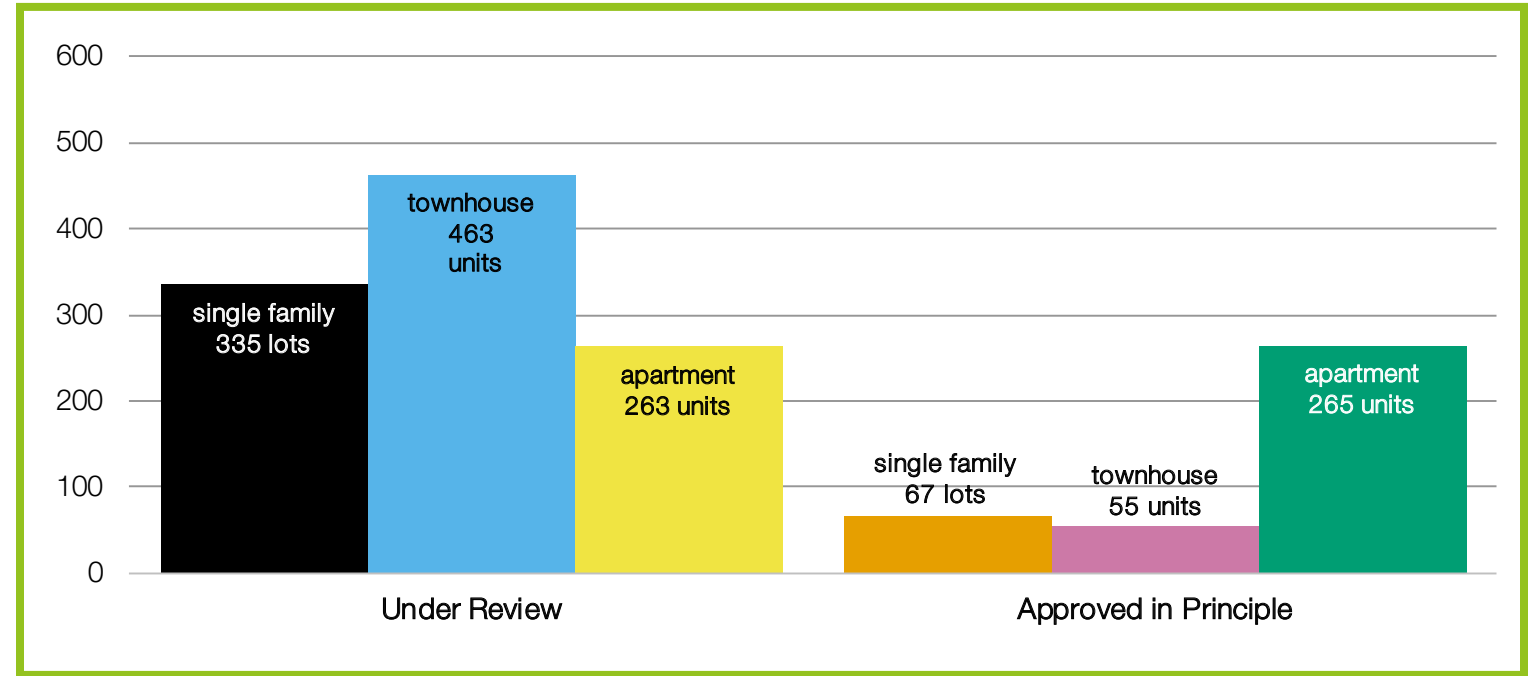
- A total of 402 single family lots are under review (UR) and approved in principle (AIP). Of these, 94% (378 lots) are within the Urban Development Boundary (UDB).
- Of the 335 lots UR, 106 (32%) are on Sumas Mountain (Auguston), and 93 (28%) in Whatcom.
- 34 of the 67 lots (51%) AIP are in Auguston and 11 (16%) are in West Abbotsford.

### Townhouse:

- A total of 518 townhouse units are UR and AIP and all are within the UDB.
- Of the 463 units UR, 195 units (42%) are located in West Townline and 129 units (28%) in Whatcom.
- Of the 55 units AIP, 28 units (53%) are located in West Clearbrook and 27 units (47%) in Old Clayburn.

### Apartment:

- A total of 528 apartment units are UR and AIP and are all within the UDB.
- Of the 263 units UR, 46 units (17%) are in mixed use developments located in West Abbotsford and Abbotsford Centre.
- Of the 217 units UR not within mixed use developments, 85 units (39%) are located in McMillan and 82 units (38%) in Mill Lake.
- Of the 265 units AIP, 110 units (42%) are in mixed use developments located in Clearbrook Centre.
- Of the 155 units AIP not within mixed use developments, 60 units (39%) are located in Mill Lake, 51 units (33%) in Clearbrook Centre, and 44 units (28%) in Whatcom.



In-stream residential applications (under review and approved in principle) in the third quarter of 2016 were collected from Development Permit and Subdivision applications.

There is a total of 1,448 in-stream residential lots/units - 72% multi-family and 28% single family.

Mixed use applications include 46 apartment units under review and 110 apartment units approved in principle, along with a commercial component (see pages 10-11). This represents 30% of all apartment units in-stream.

### Q3 2016 - Application Type (number of applications)

- Single Family UR (Under Review) - 23
- Single Family AIP (Approved in Principle) - 18
- Townhouse UR - 7
- Townhouse AIP - 2
- Apartment UR - 3
- Apartment AIP - 3
- Mixed Use UR - 2
- 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) in the third quarter. One application for a 1,045 m<sup>2</sup> personal care facility in West Clearbrook remained at the approved in principle (AIP) stage since last quarter.

### Commercial:

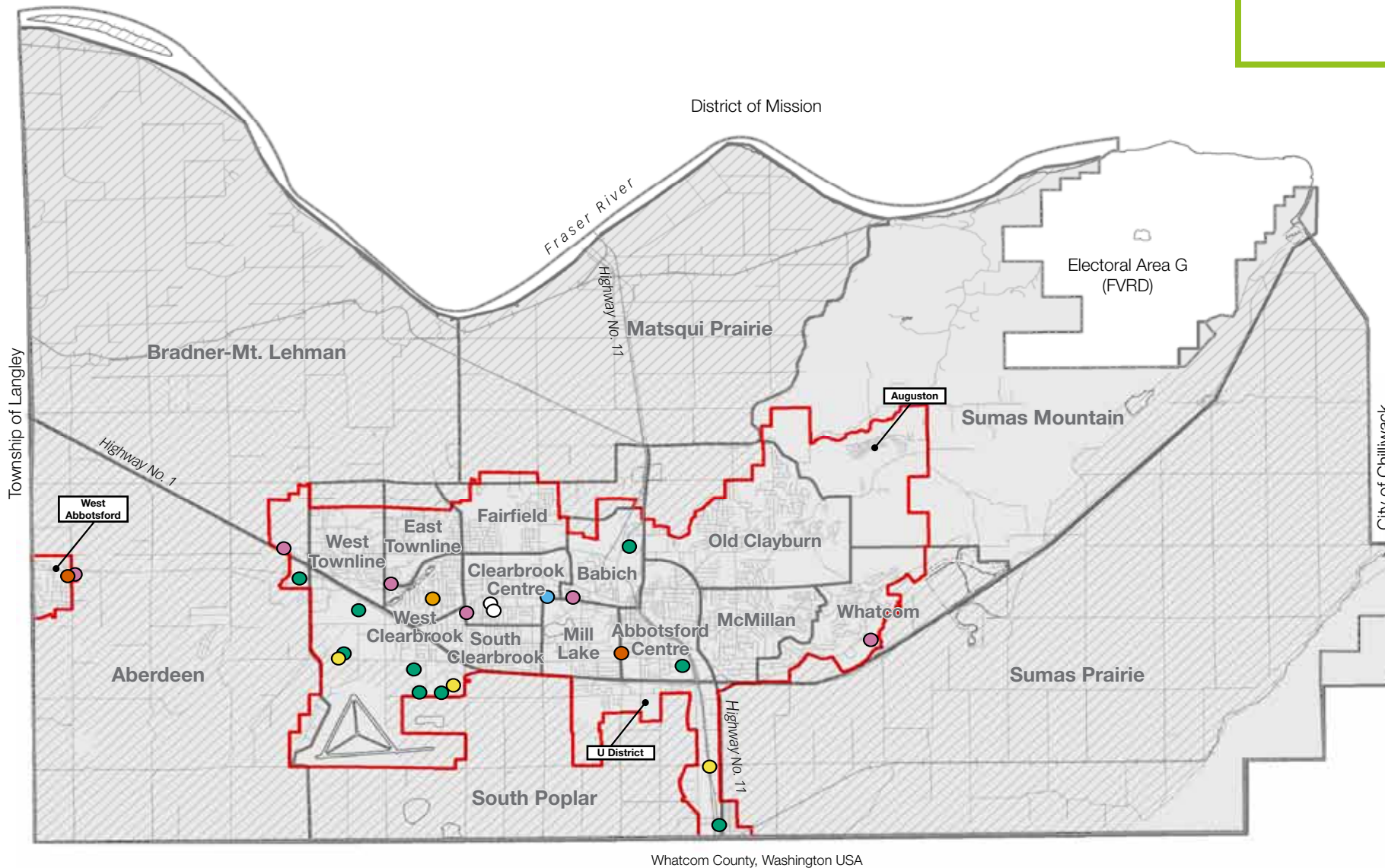
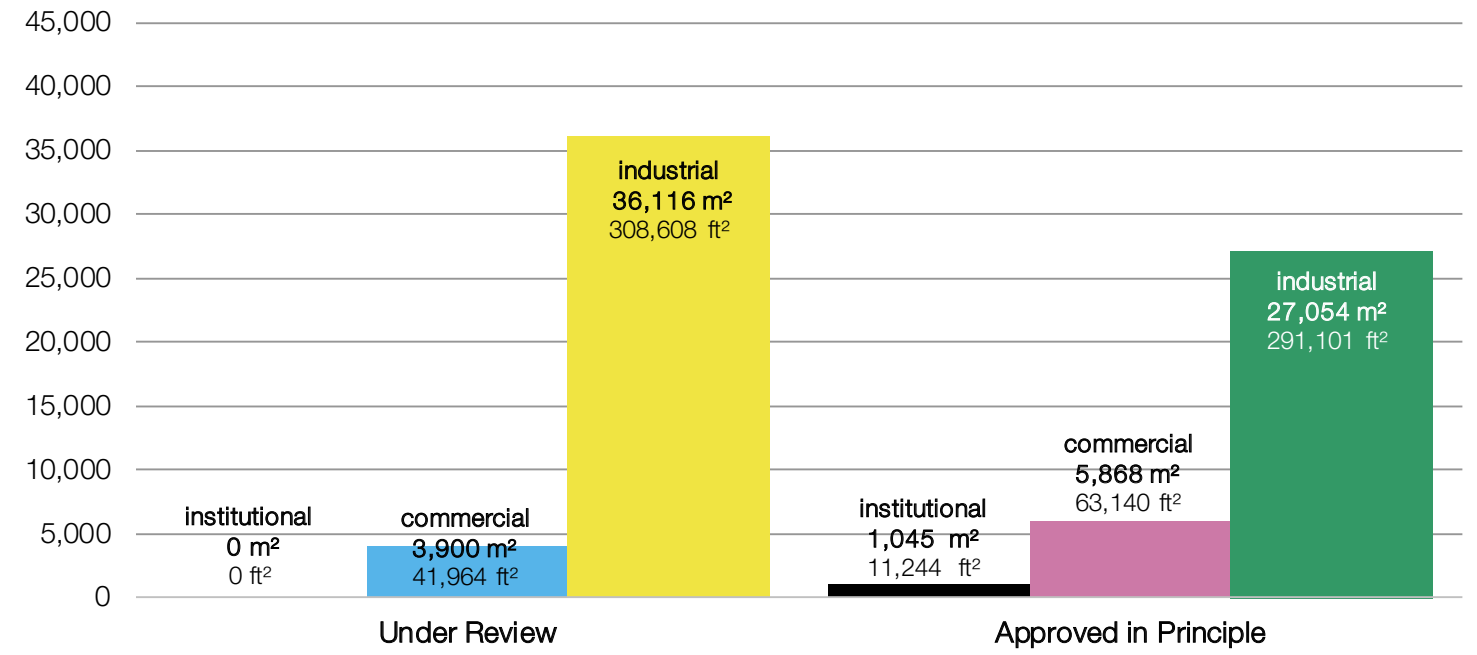
- A total of 5,413 m<sup>2</sup> (55%) of commercial floor space is located within mixed use developments in Abbotsford Centre, West Abbotsford, Clearbrook Centre.
- The 5 m<sup>2</sup> of commercial floor space UR not in mixed use developments is a minor addition to an existing building and a building façade upgrade

project located in Clearbrook Centre.

- Of the 4,350 m<sup>2</sup> of commercial floor space AIP not in mixed use developments, 1,545 m<sup>2</sup> (36%) is in West Abbotsford and 1,432 m<sup>2</sup> (33%) is in Babich.

### Industrial:

- 36,116 m<sup>2</sup> (100%) of industrial floor space UR is in South Poplar near Abbotsford International Airport (YXX).
- Of the 27,054 m<sup>2</sup> of industrial floor space AIP, there is 19,111 m<sup>2</sup> (71%) of industrial floor space AIP in South Poplar, 7,149 m<sup>2</sup> (26%) industrial floor space in Abbotsford Centre, 660 m<sup>2</sup> industrial floor space in Aberdeen and 134 m<sup>2</sup> in Babich.



In-stream ICI applications (under review and approved in principle) in the third quarter of 2016 were collected from Development Permit applications for commercial and industrial projects and from Rezoning applications for institutional projects.

There is a total of 73,983 m<sup>2</sup> in-stream ICI floor space - 85% in the form of industrial floor space and 13% commercial.

Mixed use applications include 3,895 m<sup>2</sup> of commercial floor space under review and 1,518 m<sup>2</sup> approved in principle along with an apartment component (see pages 8-9). This represents 55% of all commercial floor space in-stream.

### Q3 2016 - Application Type (number of applications)

- Institutional UR (Under Review) - 0
- Institutional AIP (Approved in Principle) - 1
- Commercial UR - 1
- Commercial AIP - 6
- Industrial UR - 3
- Industrial AIP - 9
- Mixed Use UR - 2
- 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:

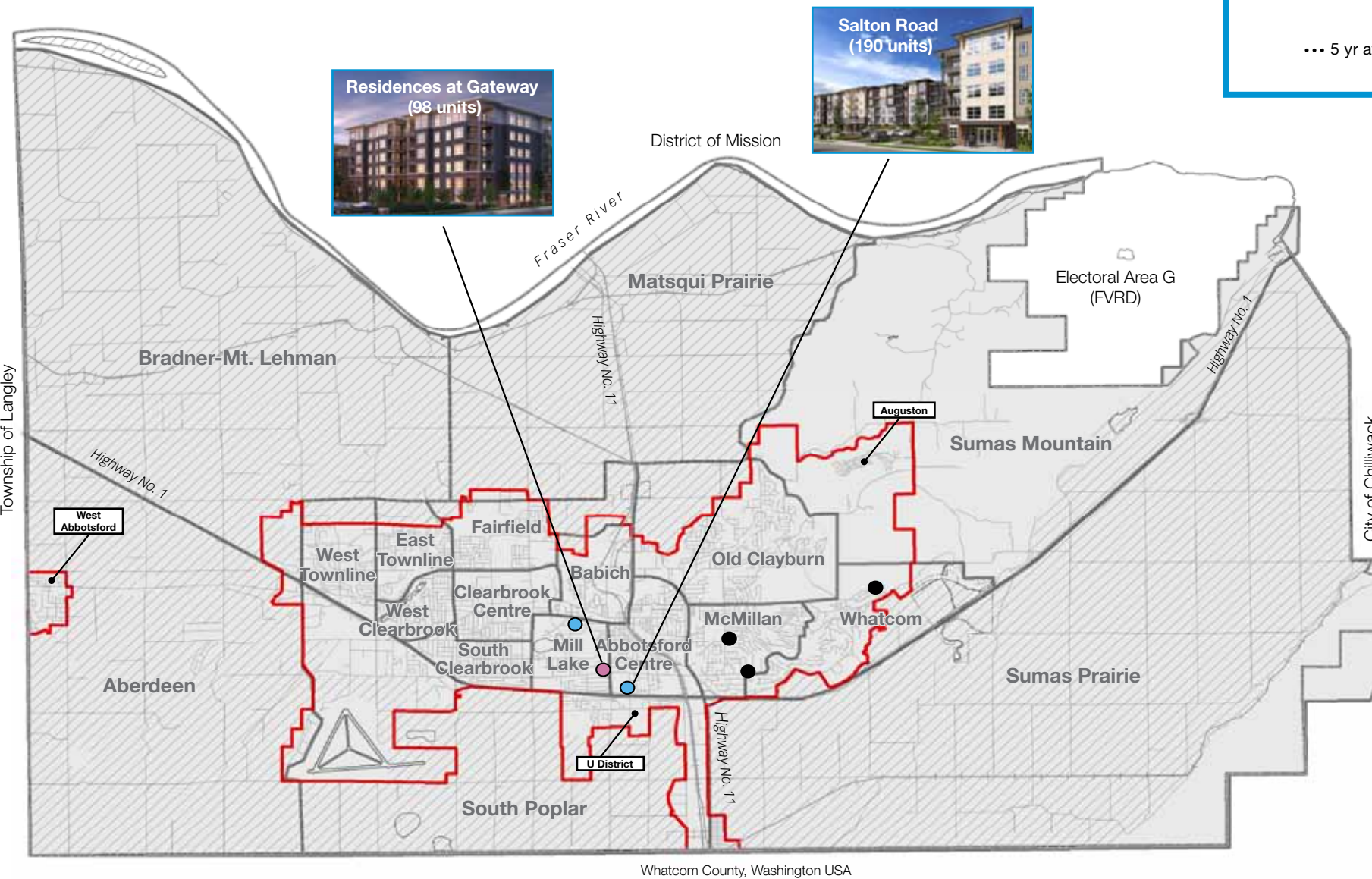
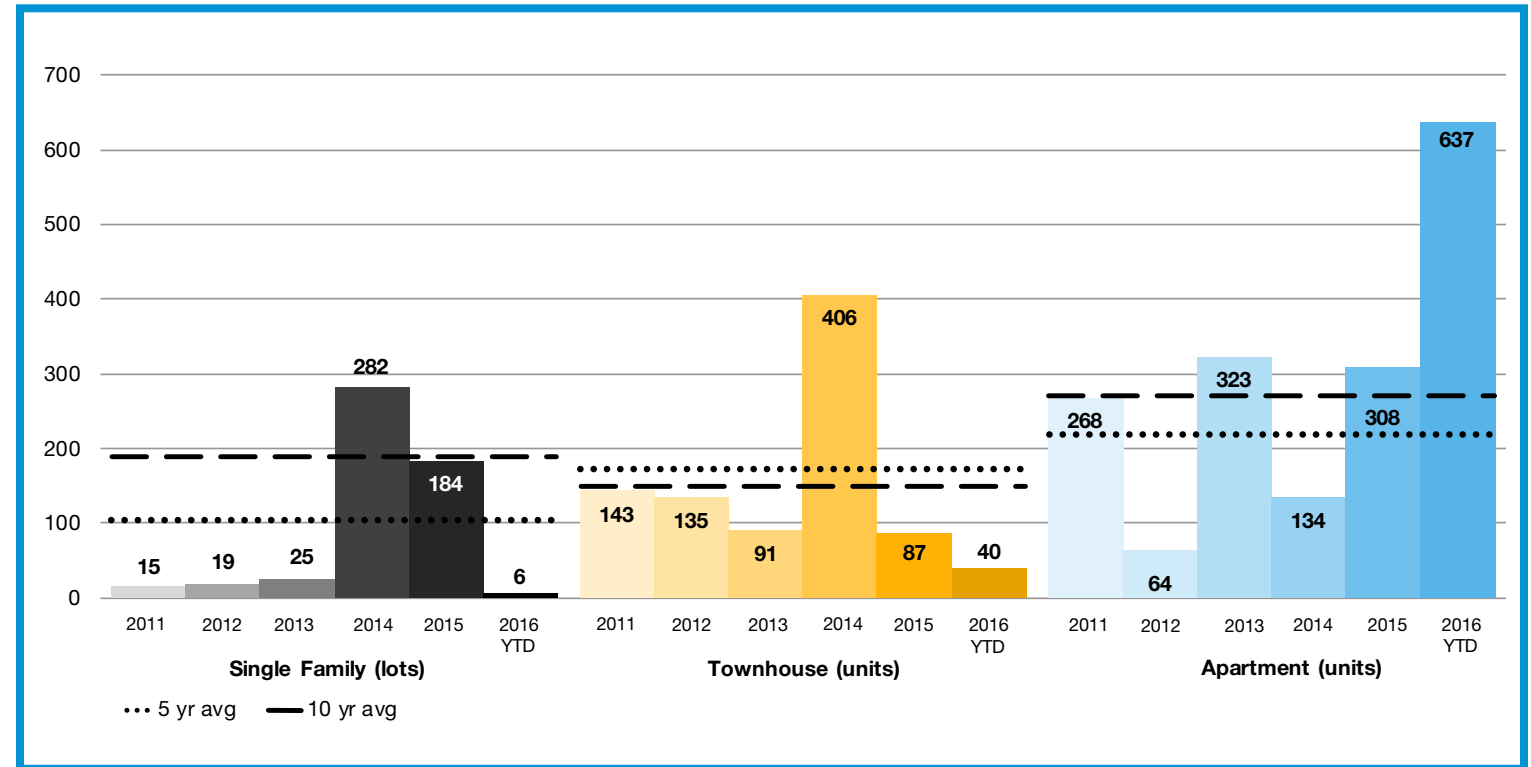
There were 4 single family lots approved in Q3 2016. The 5 year average for approved single family lots is 105, while the 10 year average is 188 lots. Based on the number of single family lots in-stream (402 lots), an increase in the number of approved lots is expected in subsequent quarters.

### Townhouse:

There were no townhouse units approved in Q3 2016. Based on the high number of units in-stream this quarter (518 units), staff anticipate surpassing the 5 year (172) and 10 year (149) averages by year's end.

### Apartment:

382 apartment units were approved in three projects in Abbotsford Centre and Mill Lake - 190 units on Salton Road (purpose built rental), 98 units in the Residences at Gateway on Marshall Road, and 94 units on Robertson Ave (purpose built rental) this quarter. The 5 year average for approved apartment units is 219 units, while the 10 year average is 271 units. The 5 and 10 year averages have both already been surpassed, with 637 units approved so far this year.



Approved residential applications in the third quarter of 2016 were collected from Development Permit applications.

There were no townhouse units and 382 apartment units approved in Q3 2016. Multi-family housing made up 99% of the approved residential units this quarter.

### Q3 2016 - Application Type (lots/units)

- Single Family (4 lots)
- Townhouse (0 units)
- Apartment (284 units)
- Mixed Use (98 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 in Q3 2016.

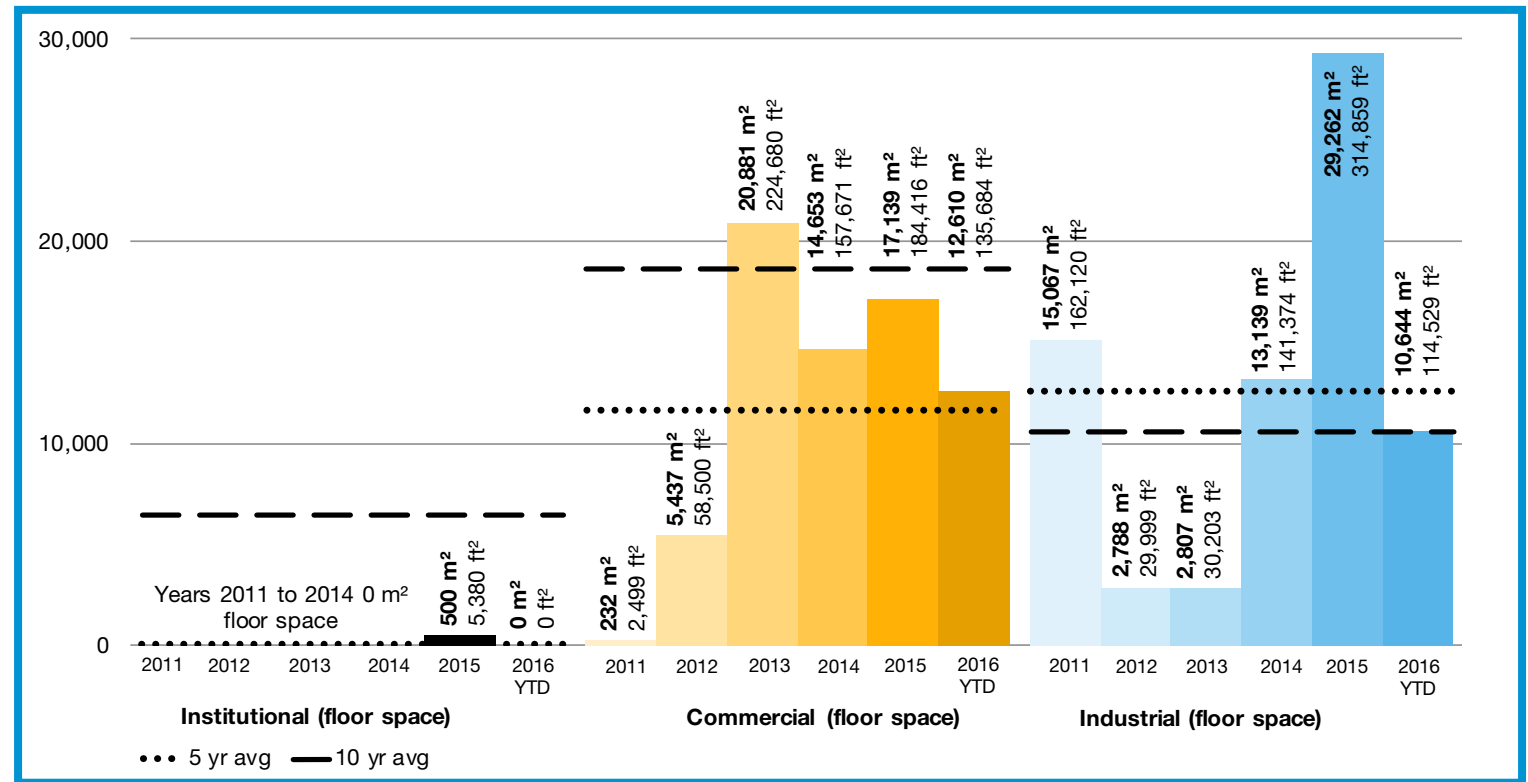
### Commercial:

There was a total of 924 m<sup>2</sup> of commercial floor space approved in Q3 2016. Two projects account for all of the approved commercial floor space - a façade upgrade and an addition to the Chrysler dealership at the Automall (200 m<sup>2</sup>) and a two-storey commercial building on the same site as The Residences at Gateway (724 m<sup>2</sup>). Approved commercial floor space

so far in 2016 has exceeded the 5 year average (11,669 m<sup>2</sup>). Staff do not anticipate exceeding the 10 year average (18,615 m<sup>2</sup>) by the end of the year.

### Industrial:

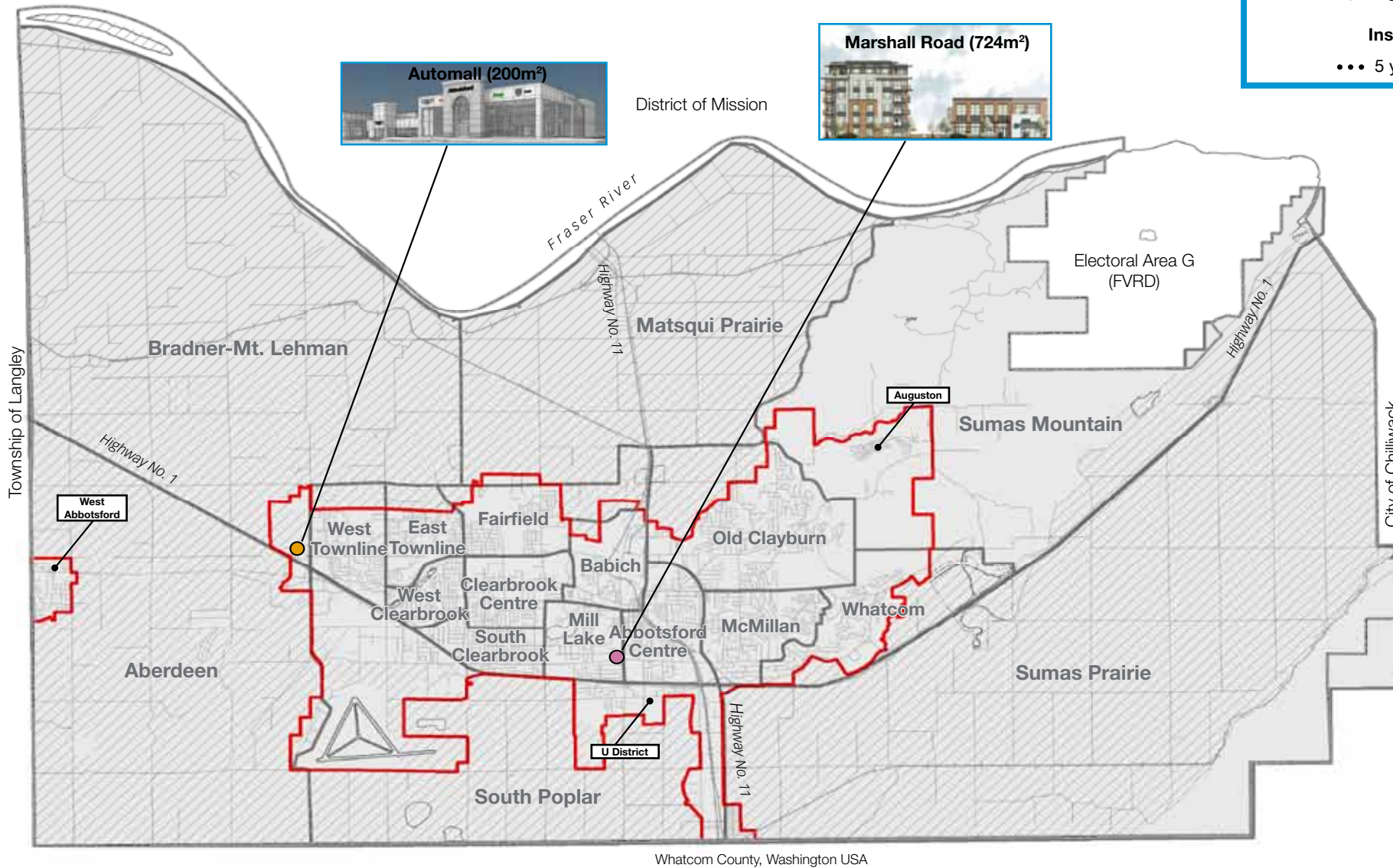
No industrial floor space was approved in Q3 2016. With 63,170 m<sup>2</sup> of industrial floor space in-stream, it is still anticipated that the 5 year average (12,613 m<sup>2</sup>) will be exceeded in 2016. The 10 year average (10,534 m<sup>2</sup>) for approved industrial floor space has already been exceeded.



Approved ICI applications in the third quarter of 2016 were collected from Development Permit applications for commercial and industrial projects and from Rezoning applications for institutional projects.

There was a total of 924 m<sup>2</sup> of ICI floor space approved, with 100% in the form of commercial.

There was one mixed use application approved in Q3 2016 for Marshall Road. The application includes 724 m<sup>2</sup> of commercial floor space and 98 apartment units (see pages 12-13). This represents 78% of all commercial floor space approved in Q3 2016.



### Q3 2016 - Application Type (floor space)

- Institutional (0 m<sup>2</sup>)
- Commercial (200 m<sup>2</sup>)
- Industrial (0 m<sup>2</sup>)
- Mixed Use (724 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.





# Issued Building Permits

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

Q3 - 2016	Q3 - 2015
<b>403</b> total issued building permits	<b>451</b>
<b>33</b> agricultural	<b>47</b>
<b>111</b> commercial	<b>102</b>
<b>193</b> residential (single family)	<b>250</b>
<b>26</b> multi-family	<b>21</b>
<b>25</b> industrial	<b>12</b>
<b>8</b> institutional	<b>16</b>
<b>7</b> other	<b>3</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 Q3 2016 was lower than in Q3 2015, as was the total construction value. Between Q3 2015 and Q3 2016 there was a 10% decrease in the number of issued building permits and a 11% (\$10.2 million) decrease in construction value. The Q3 2016 construction value is 32% higher than the 5 year, and 43% higher than the 10 year average construction values.

**Agricultural** building permits decreased by 14, and the overall construction value decreased by \$9.5 million (70%) from Q3 2015 to Q3 2016. The five highest valued projects were new poultry barns.

The number of **commercial** building permits increased by 9 from Q3 2015, and their overall construction value decreased by \$18.1 million (69%). The largest project was construction of the new 'Flatiron' office building on Montrose Avenue (\$1.6 million).

The number of single family **residential** permits decreased by 57 in Q3 2016 compared to Q3 2015. Overall construction value decreased by \$9.0 million (34%). The largest clusters

of approved single family building permits can be found in Auguston and West Townline.

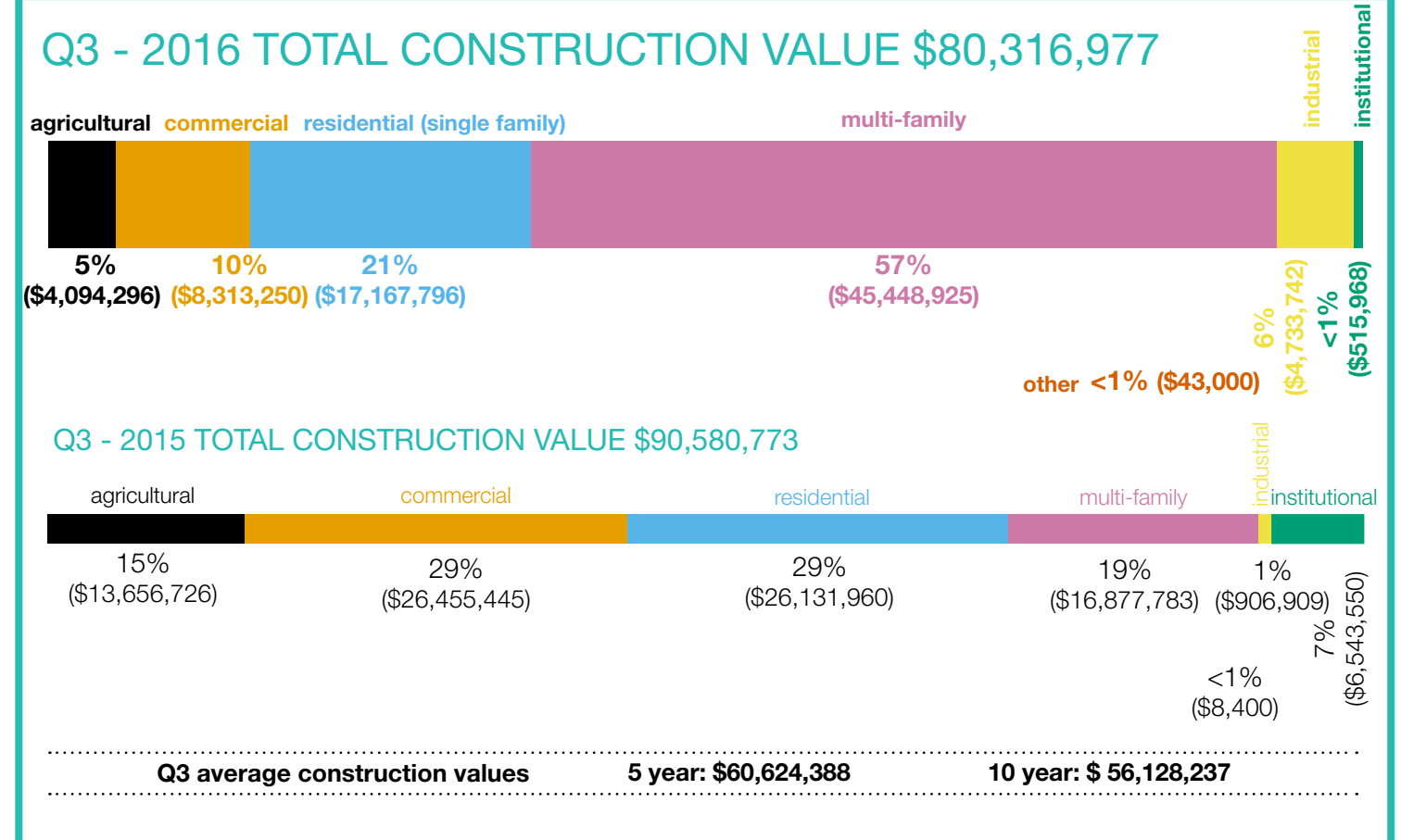
The number of **multi-family** building permits increased by 5 from Q3 2015 to Q3 2016, and the construction value greatly increased by \$28.5 million (170%). Notable developments include new apartments in a 4-storey mixed use building in Central Park Village on Gladwin Road (60 units), 6-storey apartment building on Mayfair Avenue (48 units) and townhouses (Allwood Place) on Simon Avenue (57 units).

The number of **industrial** building permits in Q3 2016 doubled from 12 to 25 compared to Q3 2015, and the construction value increased by \$3.8 million (422%). Most of the increase can be attributed to the expansion of Vitalus Nutrition on Mount Lehman Road (\$4.2 million).

**Institutional** building permits decreased by half from 16 to 8 from Q3 2015 to Q3 2016, and the construction value decreased by \$6.0 million (92%).

# Issued Building Permits

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



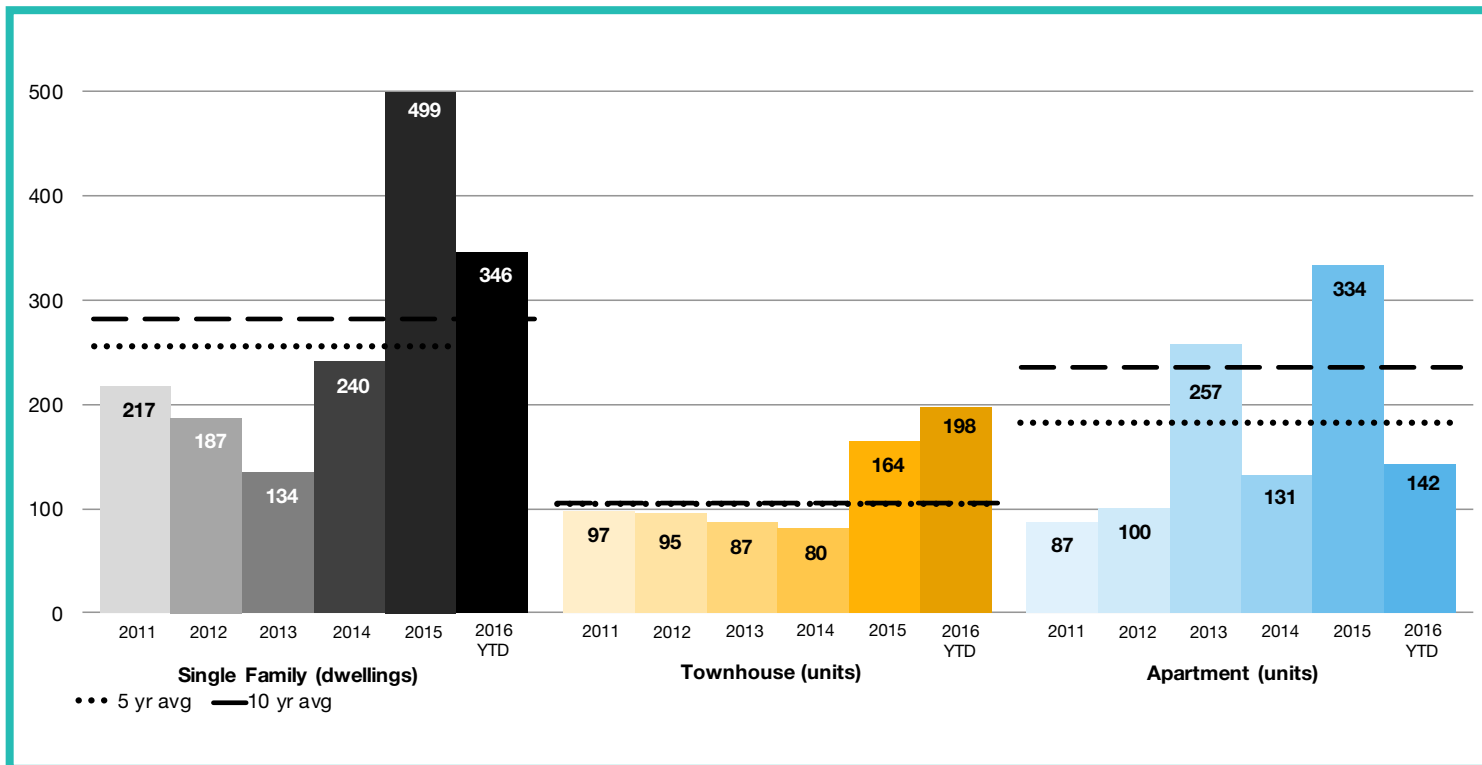
## Number of Building Inspections





# 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 110 new single family dwellings built in Q3 2016 (this includes secondary suites and coach houses). The 5 year (255 dwellings) and 10 year (282 dwellings) construction averages were exceeded this quarter.

### Townhouses:

There were 86 new townhouse units built in Q3 2016, and a total of 198 units built so far in 2016. The 5 year and 10 year

averages (both 105 units) were exceeded this quarter with another 518 in-stream townhouse units which may lead to a further increase by year's end.

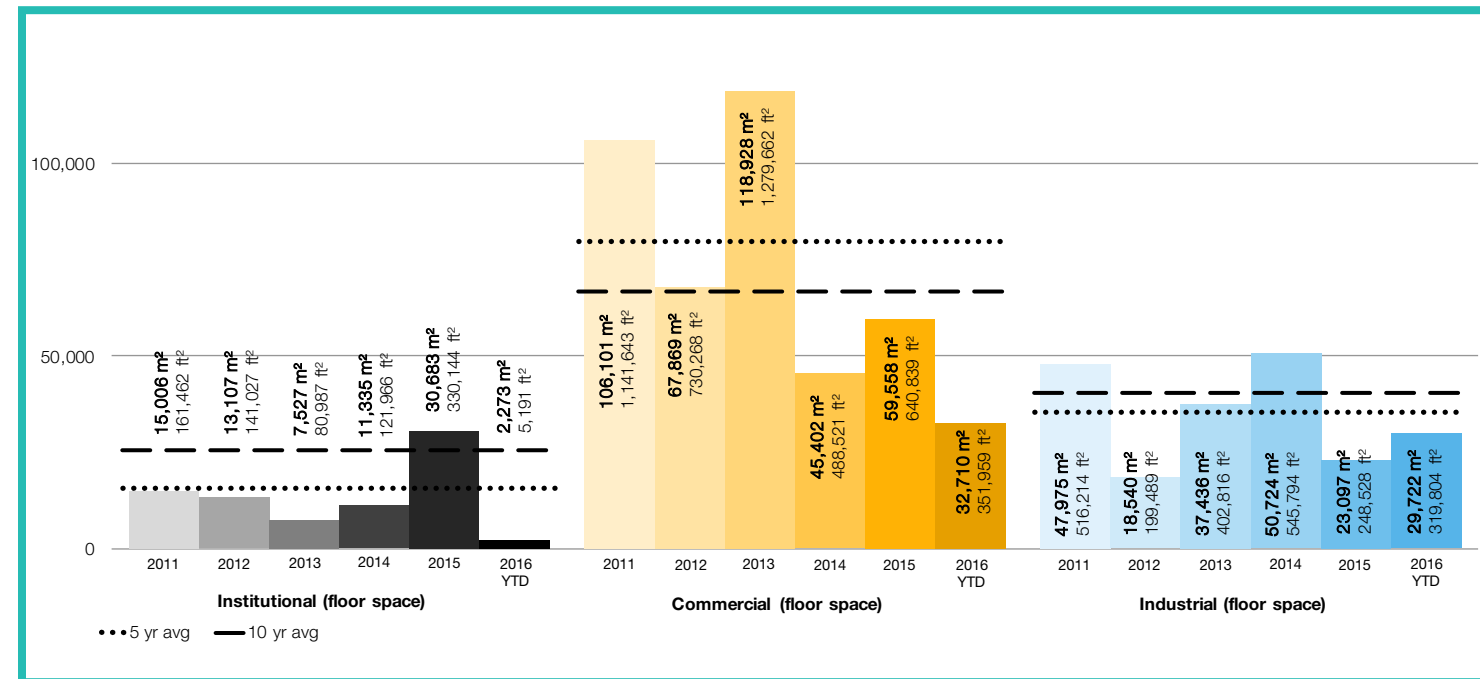
### Apartment:

There were 109 new apartment units constructed in this quarter. With 528 in-stream apartment units, the 5 year average (182 units) and 10 year average (235 units) could potentially be surpassed by year's end.



# 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:

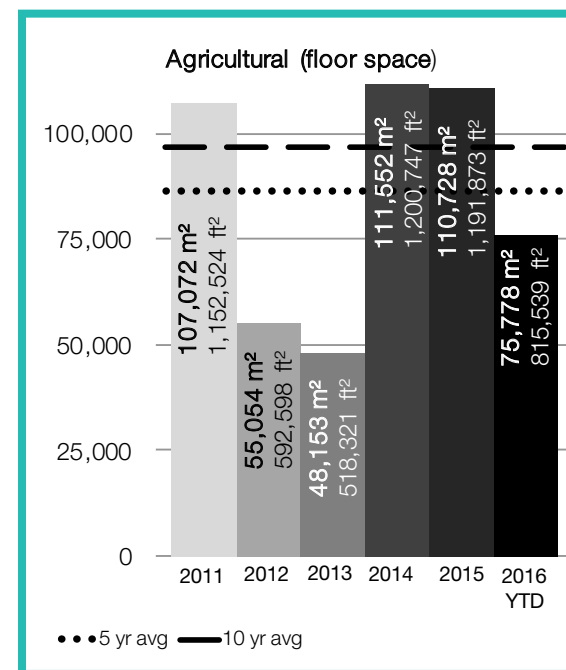
There were 8 institutional permits issued in Q3 2016 for 1,791 m<sup>2</sup> of new and tenant improvement construction/floor space.

### Commercial:

In Q3 2016, 111 building permits were issued for 9,848 m<sup>2</sup> of new and tenant improvement construction/floor space.

### Industrial:

There were 25 permits issued for a total of 6,734 m<sup>2</sup> floor space in Q3 2016. There is already 63,170 m<sup>2</sup> of industrial floor space in-stream this quarter, which exceeds the total floor space constructed at any time in the last 10 years (61,130 m<sup>2</sup> in 2008 and 50,724 m<sup>2</sup> in 2014).



### Agricultural:

There were 33 building permits issued and 33,865 m<sup>2</sup> of agricultural construction in Q3 2016.

The types of construction permits issued included barns, greenhouses, machine sheds and agri-commercial buildings. The 5 year average is 86,512 m<sup>2</sup> and the 10 year average is 96,944 m<sup>2</sup>.



# Current Initiatives

## UDistrict Neighbourhood Plan

In Q3, the UDistrict team continued working on the Preferred Concept which will guide future redevelopment. A Servicing Strategy for the neighbourhood was completed this quarter. The report identifies the infrastructure upgrades required to service proposed neighbourhood growth and associated costing to carry out the work. Work is also currently underway on the Transportation Assessment (TA). The TA looks at how best to design streets for all road users in the UDistrict (pedestrians, cyclists and cars), analyzes traffic volumes and traffic operations at intersections, suggests transit enhancements, and designs appropriate street cross-sections. A Parking Study is also being completed which looks at how to optimize and manage parking throughout the neighbourhood. It is anticipated that the TA and Parking Study will be finalized in Q4 2016.

These components help implement the vision for Abbotsford outlined within the newly adopted Official Community Plan, which promotes distinct and complete neighbourhoods that encourage walking, biking and transit. The next step is to finalize the transportation studies and to undertake a comprehensive Economic Feasibility Assessment to test the viability of the proposed new land uses. The information will then be presented to the public in another round of public engagement once all the studies are complete.

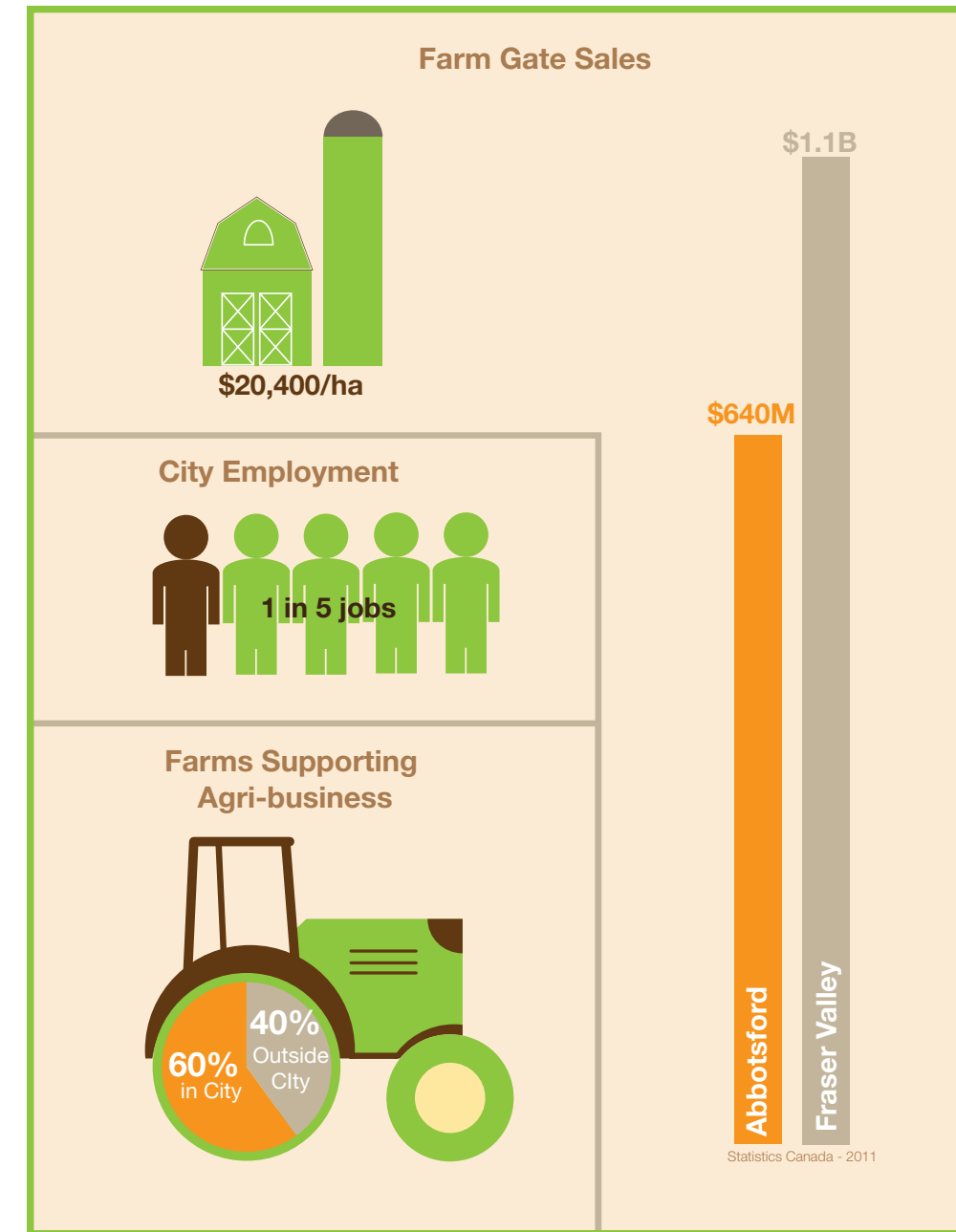
## AgRefresh

Stage 1 of AgRefresh was successfully completed on October 3, 2016, when Abbotsford Council received the Background Research Report. This report provides an overview of the legislative and regulatory framework governing the use of agricultural land, agricultural regulations and plans, an agricultural sector snapshot, City bylaw compliance assessment findings, and a summary of opportunities and challenges for agriculture in Abbotsford.



The Background Research Report notes that Abbotsford is Canada's leading agricultural area in terms of employment and economic activity, and approximately 75% of the City's land base is in the Agricultural Land Reserve. Abbotsford's dairy farms supply approximately 40% of all milk produced in the Lower Mainland, and 22% of the provincial production. One-third to one-half of BC's chicken, dairy, eggs and turkey is produced here. Agriculture is an evolving business sector where more agricultural products are processed on-farm. Agri-tourism and on-farm retail operations include wineries, breweries and distilleries that promote agricultural production and enhance farm incomes.

A successful Stage 1 engagement process opened up the conversation with residents and agricultural stakeholders. Engagement participants identified opportunities and challenges associated with Abbotsford's food and agricultural economy. Abbotsford farmers are innovative and productive, but agricultural viability faces challenges including complex regulations, global market competition, property taxation, estate home development, and non-agricultural uses.



The information in this report will go through further assessment and analysis in the development of New Directions in Stage 2 of AgRefresh, which will consider potential changes to agricultural land uses, and how the City needs to respond. In Stage 2, more diverse stakeholder and industry engagement will take place from October to December 2016. This will lead to the development of new policies and regulations and an ongoing Bylaw Compliance Strategy to provide a clear, consistent and coordinated framework to support agriculture in Abbotsford.

For more information, visit: [www.abbotsford.ca/agrefresh](http://www.abbotsford.ca/agrefresh)

**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
- www.udistrictabbotsford.com
- @goUFV
- @city abbotsford
- @UDistrictAbby

**AgRefresh** will review and update agricultural policies, bylaws and regulations for land in the Agricultural Land Reserve (ALR).

- 604-864-5510
- AgRefresh@abbotsford.ca
- www.abbotsford.ca/AgRefresh



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