

2015

FIRST QUARTER REPORT

Planning & Development Services



JANUARY - MARCH 2015



Table of Contents

Planning & Development Services	3
Introduction.	4
Application Process	5
Development Applications	6
Development Inquiry Meetings (DIM)	6
Land Development Applications Received	6
In-Stream Applications.....	7
Residential Units.....	7
Institutional, Commercial & Industrial Floor Space	7
Land Development Applications Received (Map)	8
In-Stream Applications (Map).....	10
Approved Residential Units.....	12
Single Family Lots & Starts	12
Multi-Family Building Permits.....	12
Number of Issued Building Permits.....	13
Value of Issued Building Permits.....	13
Approved Applications - Urban (Map).....	14
Approved Applications - Rural (Map)	16
Number of Building Inspections.....	17
Current Initiatives.	18

Cover image of Highline development on Falcon Ridge
developer: Romspen Investment Corporation
architect: DIALOG BC Architecture Engineering Interior Design Planning Inc.
rendering artist: WCI Media Studios

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 & 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 & Development Services (PDS) 2015 First Quarter Report is the fifth in a series of Quarterly Reports. The report is a snapshot of how we've progressed over the past quarter. It was created to provide statistical information and outline accomplishments regarding development activity and trends, and current departmental initiatives.

This report begins with an overview of the major steps in processing development and building permit applications, from initial inquiries to final building occupancy. This is followed by quarterly data on Development Inquiry Meetings (DIMs), land development applications, in-stream and approved development applications, building permits and inspections. Maps of land development applications received, and in-stream development and approved applications are also included.

Current departmental initiatives included in this report highlight some of the major projects underway in the first quarter of 2015. Initiatives include Abbotsford - the Official Community Plan update project, and the UDistrict Neighbourhood Plan.

The first quarter saw continued growth and departmental activity. Staff coordinated 50 DIMs, received 48 land development applications, created 19 lots, issued 302 building permits, and completed 2,407 building inspections. Of the 1,486 residential lots and units in-stream (under review and approved in principle), over 80% are for multi-family developments; which includes 61% for apartment development and 22% for townhouse development.

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

For more information: www.abbotsford.ca/stats

Application Process

The City of Abbotsford welcomes new developments that benefit our growing community. Before the use of land in Abbotsford can be modified, developed or changed, requirements must be met and approvals must be obtained from the City. The following process describes the steps required in processing applications, from initial inquiries with the City to final building occupancy.

<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

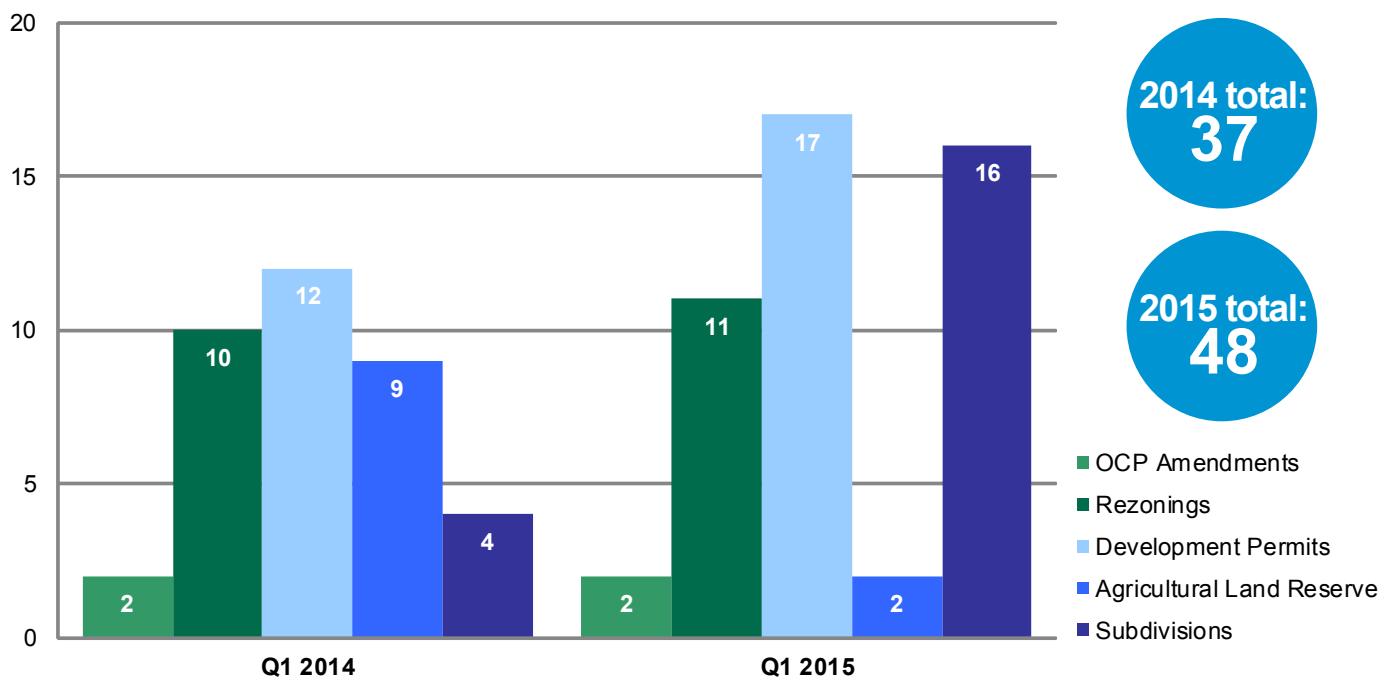
During Q1 2015 staff coordinated 50 Development Inquiry Meetings (DIM). DIM's are intended to provide preliminary direction to land owners/developers considering development in respect to the Official Community Plan, Development Permit Areas/guidelines, zoning, and anticipated offsite infrastructure requirements.

Over 30% of the inquiries included the rezoning and/or subdivision of property to accommodate single family and multi-family residential development. An additional 30% of the inquiries involved the redevelopment or rezoning of existing commercial properties and/or industrial proposals.



Land Development Applications Received

(see map on pages 8-9)



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

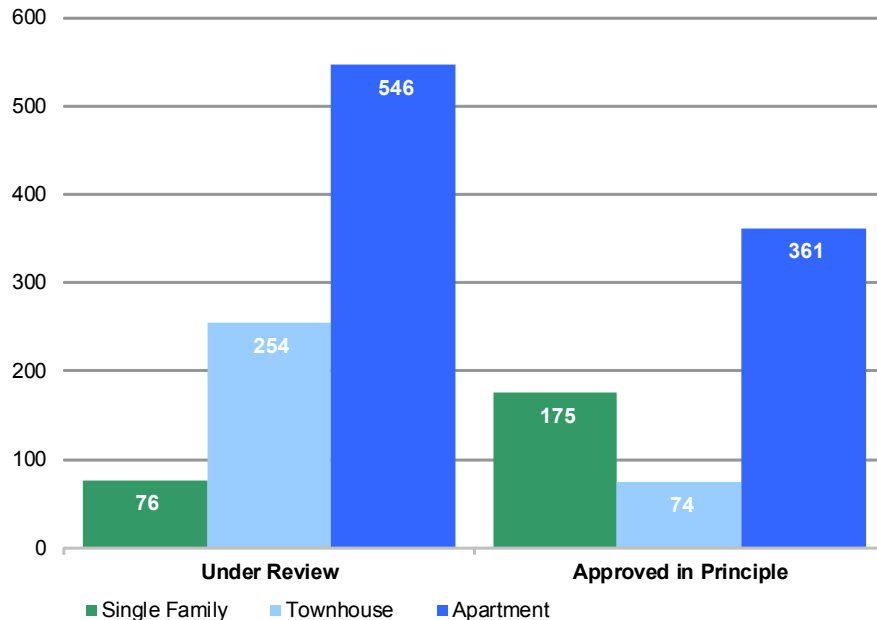
The total number of land development applications received in Q1 2015 is 48, compared to 37 received in Q1 2014, which is an increase of almost 30%. The number of Official Community Plan amendments received were consistent between Q1 2014 and Q1 2015. The number of Rezoning, Subdivision, and Development Permit applications received increased from Q1 2014, while Agricultural Land Reserve applications decreased.

In-Stream Applications



Residential Units

Development Permit & Subdivision Applications
(see map on pages 10-11)



Source: City of Abbotsford, Planning & Development Services

Single family:

- A total of 251 single family lots are under review (UR) and approved in principle (AIP). Of these, 231 lots (92%) are within the Urban Development Boundary (UDB).
- All of the 175 lots AIP are within the UDB, with 59 lots (34%) in West Townline, 41 lots (23%) in Auguston, and 30 lots (17%) each in Whatcom and Old Clayburn.

Townhouse:

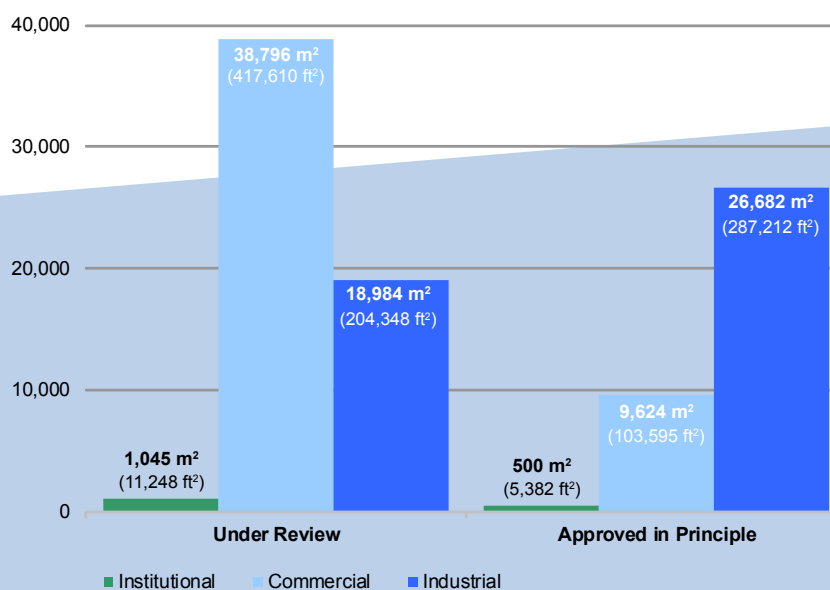
- A total of 328 townhouses are UR and AIP and are all within the UDB.
- Of the 254 townhouses UR, 120 (47%) are in Whatcom and 115 (45%) are in West Abbotsford.
- Of the 74 townhouses AIP, 30 units (41%) are in McMillan and 27 (36%) are in Old Clayburn.

Apartment:

- A total of 907 apartment units are UR and AIP and all are within the UDB.
- 623 (69%) of the 907 units are in mixed use developments in the UDistrict, Clearbrook Centre, Mill Lake and West Abbotsford.
- The apartment applications AIP, not included in mixed use developments, are located in Mill Lake, Clearbrook Centre and Whatcom.

Institutional, Commercial & Industrial Floor Space

Institutional (Rezoning Applications), Commercial & Industrial (Development Permit Applications) (see map on pages 10-11)



Source: City of Abbotsford, Planning & Development Services

Institutional:

- One application is UR for 1,045 m² of institutional floor space in West Clearbrook.
- 500 m² of institutional floor space AIP is in Bradner-Mt. Lehman and Matsqui Prairie.

Commercial:

- 13,835 m² (36%) of commercial floor space UR is in mixed use developments in the UDistrict, West Abbotsford, Mill Lake and Clearbrook Centre. 18,187 m² (47%) is in Abbotsford Centre.
- 3,184 m² (33%) of commercial floor space AIP is in mixed use developments in the UDistrict and Clearbrook Centre. 3,058 m² (32%) is in Bradner-Mt. Lehman, and 2,580 m² (27%) in West Abbotsford.

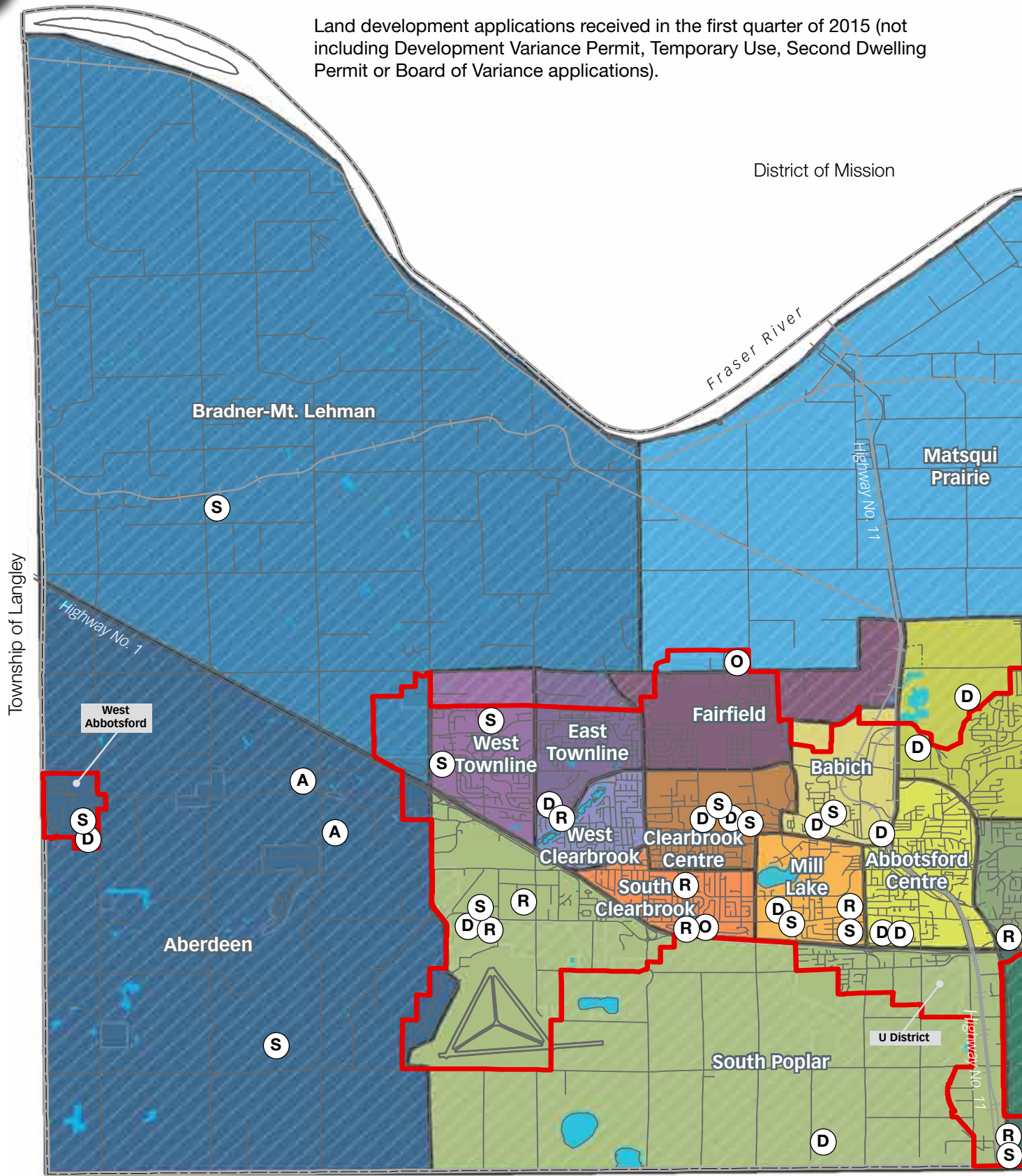
Industrial:

- 18,836 m² (99%) of industrial floor space UR is north of the airport (YXX) or in the Sumas Way corridor.
- 25,326 m² (95%) of industrial floor space AIP is north of the airport (YXX) or in the Sumas Way corridor.



Land Development Applications Received

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

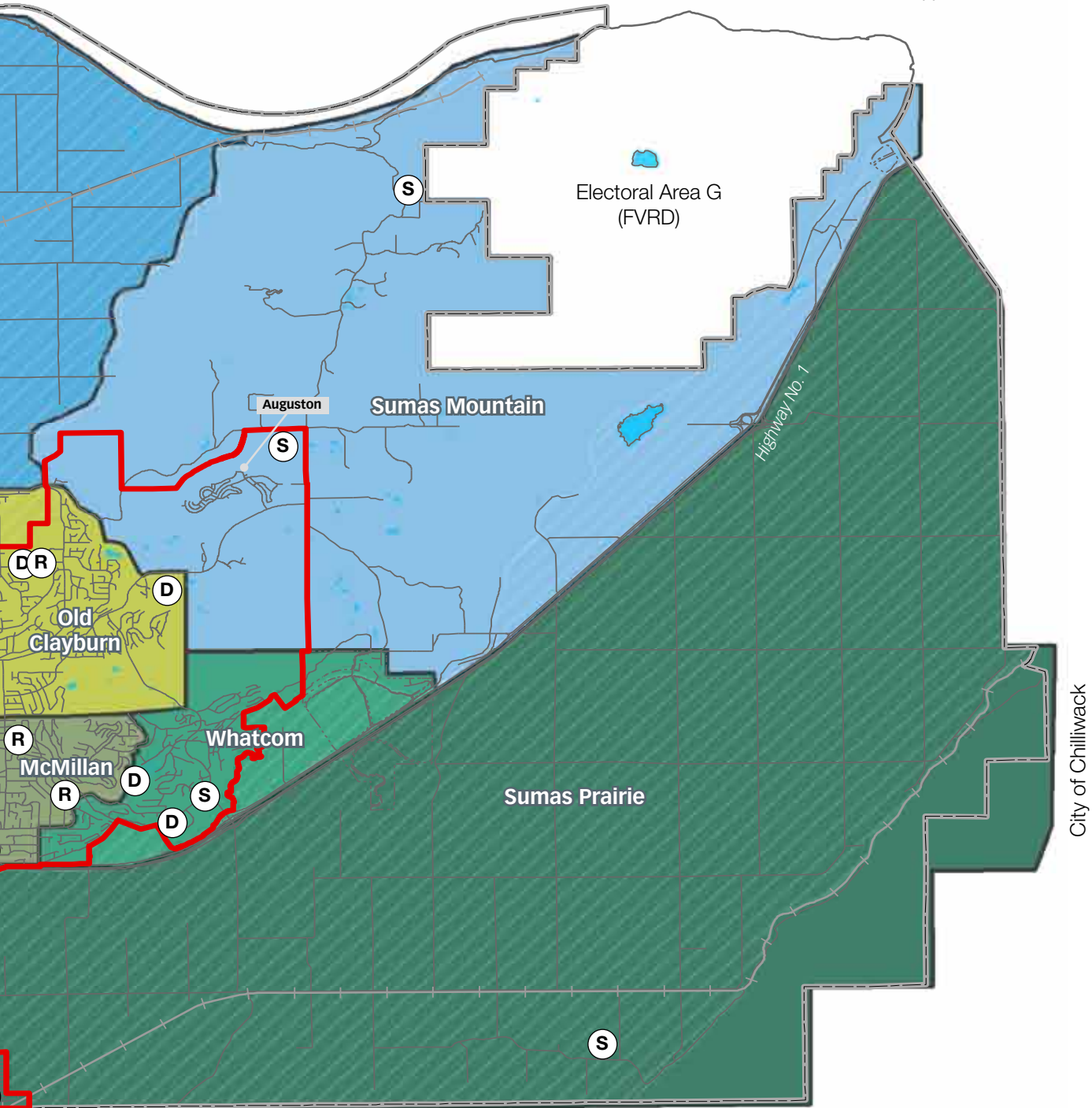


Whatcom County, Washington USA

Application Type

- (A)** Agricultural Land Reserve (2)
- (D)** Development Permit (17)
- (O)** OCP Amendment (2)
- (R)** Rezoning (11)
- (S)** Subdivision (16)
- Urban Development Boundary (UDB)
- ////** Agricultural Land Reserve (ALR)

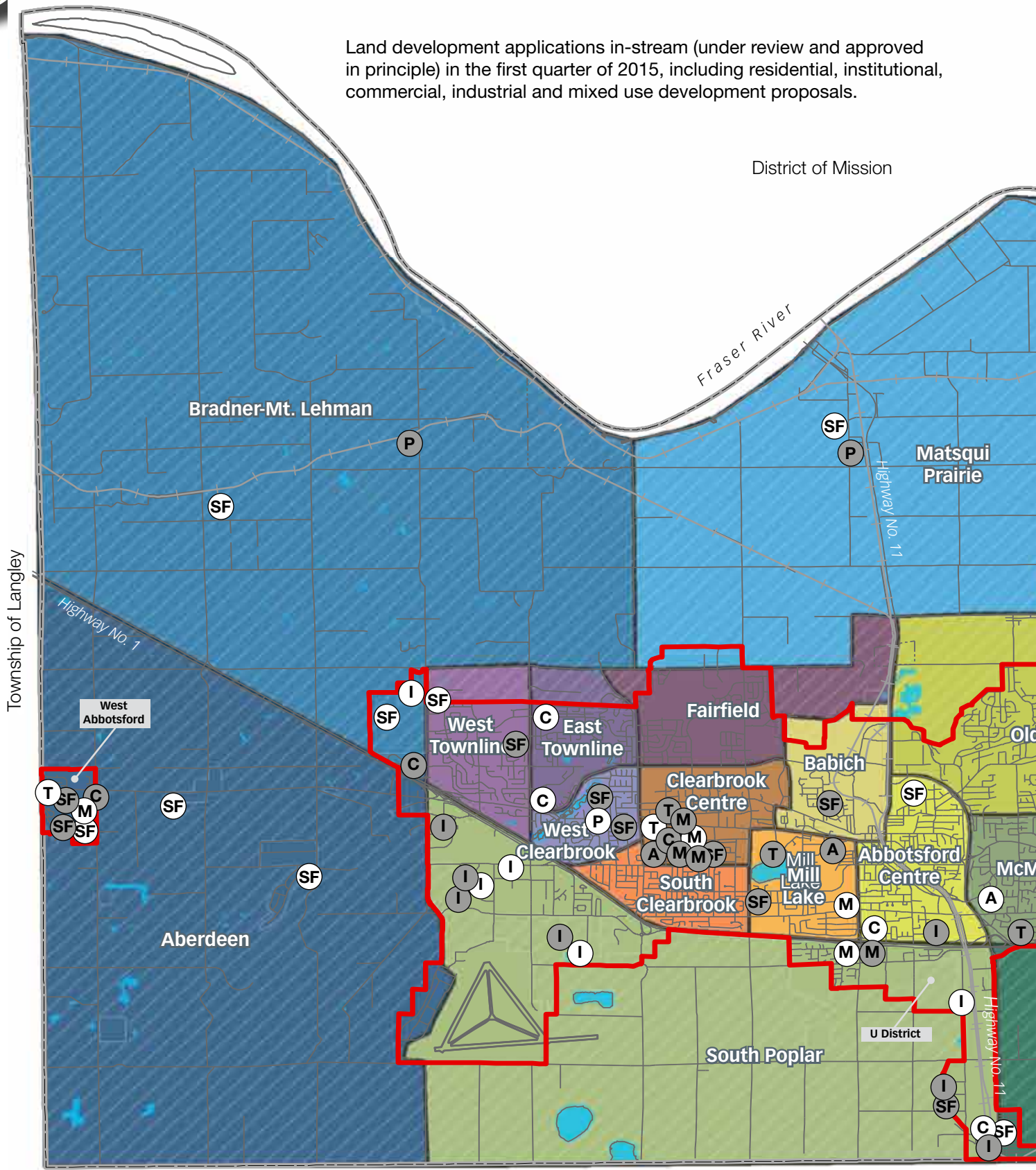
Notes: A single development may have multiple applications. Symbols may have been moved for greater clarity and may not be in the exact location of the application.





In-Stream Applications

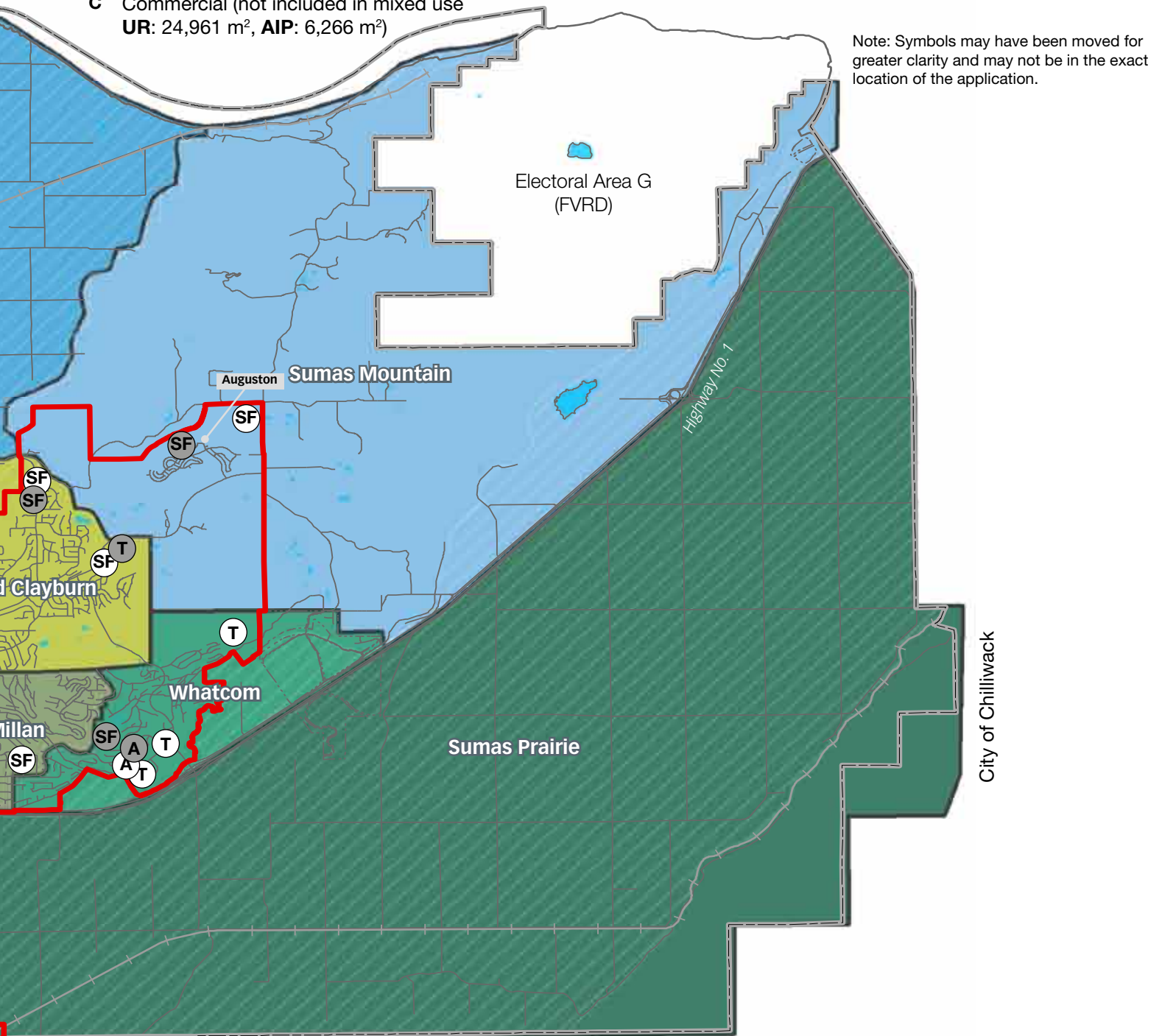
Land development applications in-stream (under review and approved in principle) in the first quarter of 2015, including residential, institutional, commercial, industrial and mixed use development proposals.



Whatcom County, Washington USA

Development Type

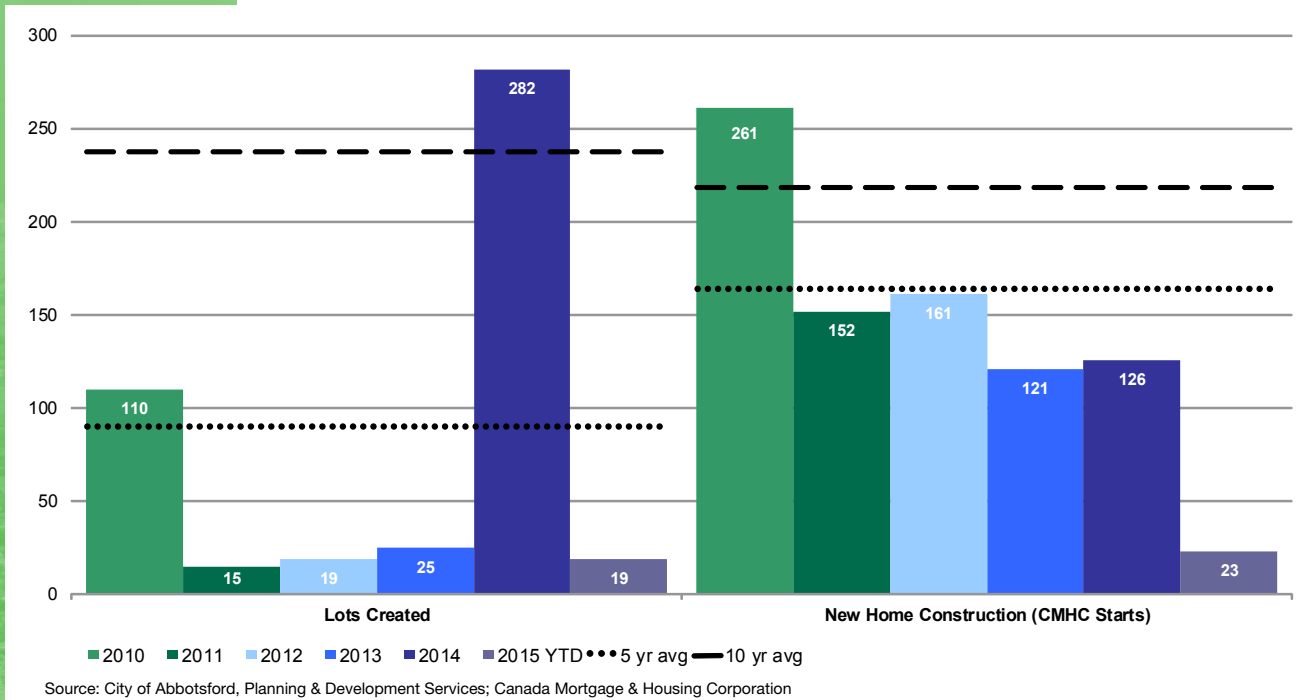
- Under Review (UR)
 - Approved in Principle (AIP)
 - SF Single Family (UR: 76 lots, AIP: 175 lots)
 - T Townhouse (UR: 254 units, AIP: 74 units)
 - A Apartment (not included in mixed use
UR: 129 units, AIP: 155 units)
 - C Commercial (not included in mixed use
UR: 24,961 m², AIP: 6,266 m²)
 - I Industrial (UR: 19,674 m², AIP: 25,704 m²)
 - M Mixed Use (UR: 417 apts, 13,835 m² commercial,
AIP: 206 apts, 3,184 m² commercial)
 - P Institutional (UR: 1,045 m², AIP: 500 m²)
- Urban Development Boundary (UDB)
 // // // // Agricultural Land Reserve (ALR)





Approved Residential Units

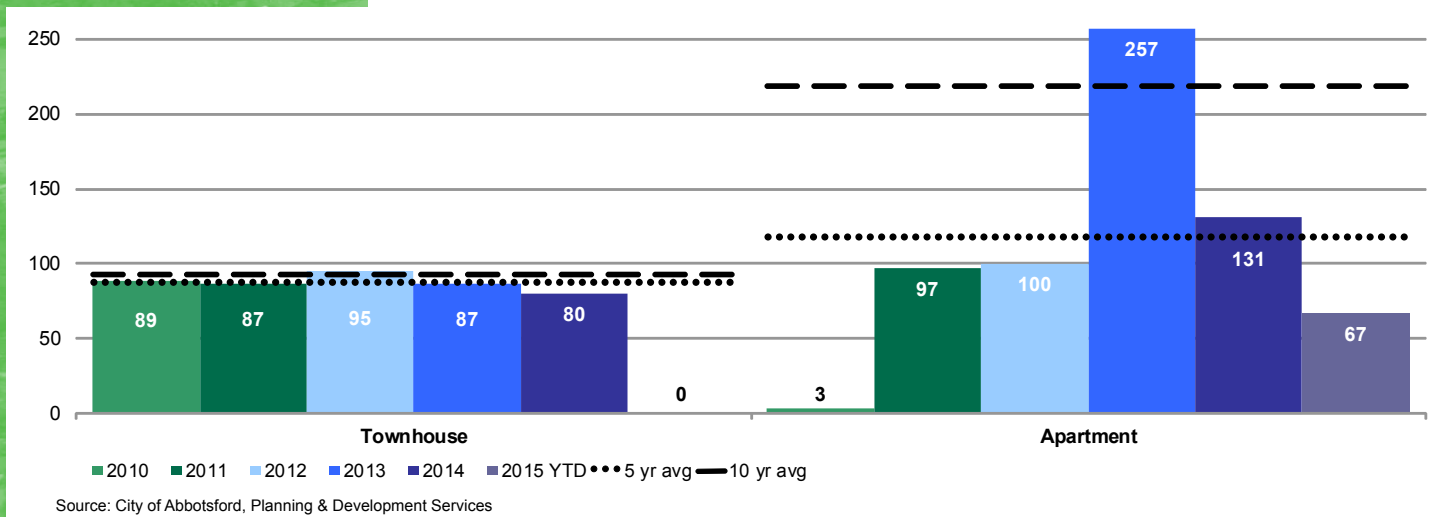
Single Family Lots & Starts



Lots created: It is anticipated that single family development activity for 2015 will exceed the five year average (90 lots) and potentially approach the 10 year average (238 lots), given the number of lots proposed in conjunction with the in-stream applications (251 lots).

New home construction: According to Canada Mortgage and Housing Corporation, there were 23 new single family homes constructed between January and March 2015.

Multi-Family Building Permits (Units)



Townhouse: Activity for townhouses has been relatively stable in recent years and a similar trend is anticipated for 2015. It is estimated that the five (88 units) and 10 (93 units) year averages will be exceeded, based on the number of units proposed and in-stream development applications (328 units).

Apartment: Activity for apartments in the first quarter of 2015 consists of the 67 unit Central Park Village development on Gladwin Road. Future activity for apartments is expected to exceed the five (118 units) and 10 (219 units) year averages in 2015, based on the number of units proposed and in-stream development applications (907 units).

Number of Issued Building Permits



Q1 - 2015

Q1 - 2014

302

total issued building permits

274

22

agricultural

25

91

commercial

85

132

residential (single family)

122

15

multi-family

14

28

industrial

21

12

institutional

3

2

other

4

Source: City of Abbotsford, Planning & Development Services

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 for Q1 2015 were greater than Q1 2014, while the total construction value was lower. Between Q1 2014 and Q1 2015 there was a 10% increase in the number of issued building permits and an 18% (\$8.7 million) decrease in construction value.

Agricultural building permit totals and values remained consistent from Q1 2014 to Q1 2015.

The number of **commercial** building permits increased by 6 from Q1 2014, however there was a \$4.4 million decrease in construction value. This increase in building permit applications is due to more tenant improvements, which also has reduced the overall construction value.

The number of single family **residential** permits increased by 10 in Q1 2015 compared to Q1 2014. The construction value also increased over 50% by \$4 million. This increase can in part be attributed to single family activity in West Abbotsford.

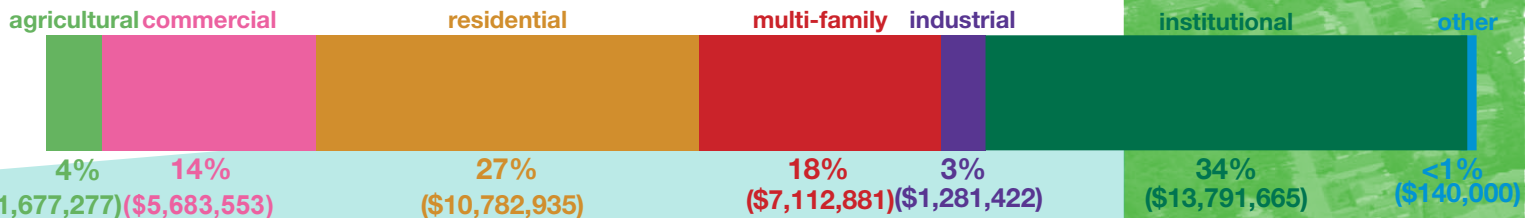
The number of **multi-family** building permits increased by 1 from Q1 2014 to Q1 2015, however the construction value decreased by \$5.7 million. This decrease can be attributed to the Waterleaf development in Q1 2014 (\$12.4 million).

The number of **industrial** building permits in Q1 2015 increased by 7, while the construction value decreased by \$9.3 million due to a new warehouse on McConnell Road in Q1 2014.

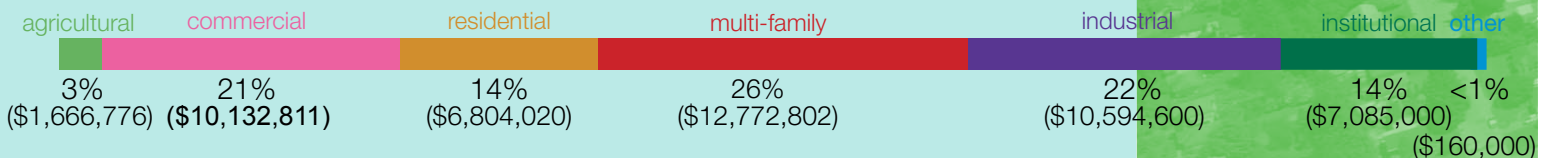
Institutional building permit totals increased by 9 from Q1 2014 to Q1 2015, and the construction value increased by \$6.7 million due to improvements to Yale Secondary School and a new care facility on Marshall Road.

Value of Issued Building Permits

Q1 - 2015 TOTAL CONSTRUCTION VALUE \$40,469,733



Q1 - 2014 TOTAL CONSTRUCTION VALUE \$49,216,009



Q1 average construction values

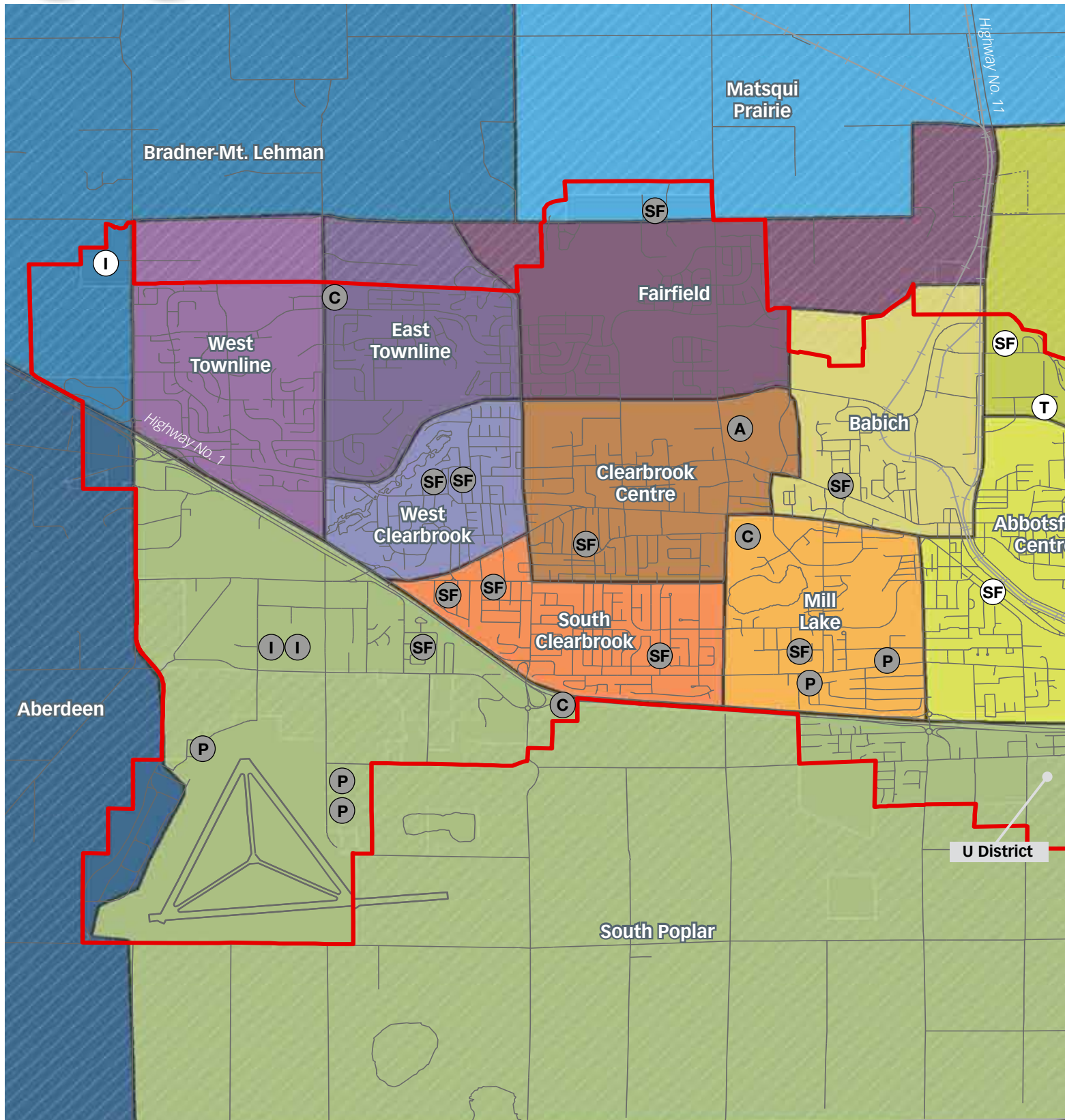
5 year: \$42,295,200

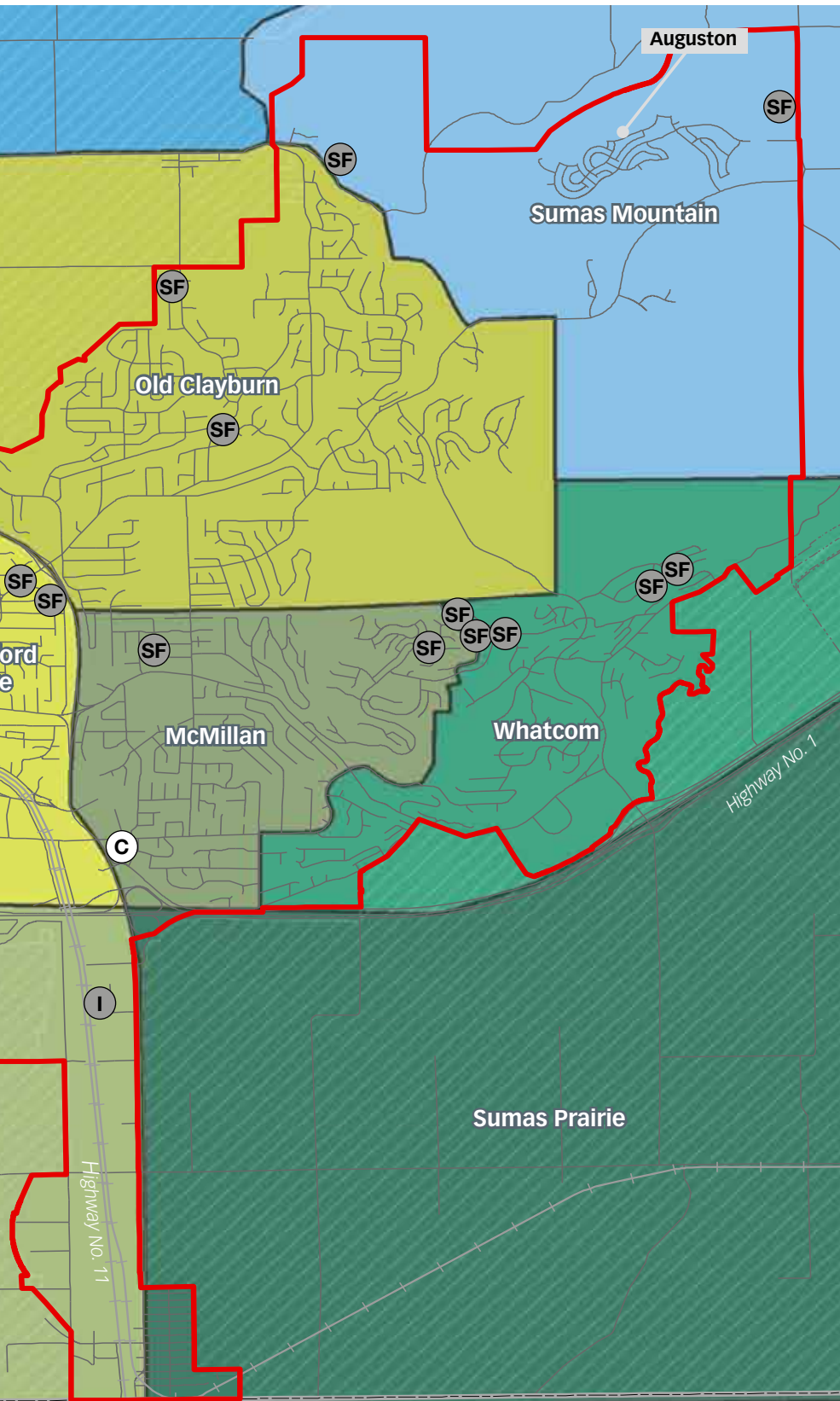
10 year: \$59,718,641

Note: Construction values are subject to change



Approved Applications - Urban





Development and building permit applications for **new** lots/construction (with a construction value of \$50,000 and greater) approved in the first quarter of 2015, within the Urban Development Boundary (excluding West Abbotsford).

Includes **new** single family lots and houses, mixed use developments, commercial, industrial and institutional construction/floor space.

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

Development Type

- **Development Applications (D)**
(Development Permit & Subdivision)
- **Building Permits (BP)**
- SF** Single Family (**D**: 19 lots, **BP**: 40 houses)
- T** Townhouse (**D**: 53 units)
- A** Apartment (**BP**: 67 units)
- C** Commercial (**D**: 174 m², **BP**: 1,067 m²)
- I** Industrial (**D**: 148 m², **BP**: 1,000 m²)
- P** Institutional (**BP**: 5,558 m²)
- Urban Development Boundary (UDB)
- ////** Agricultural Land Reserve (ALR)

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



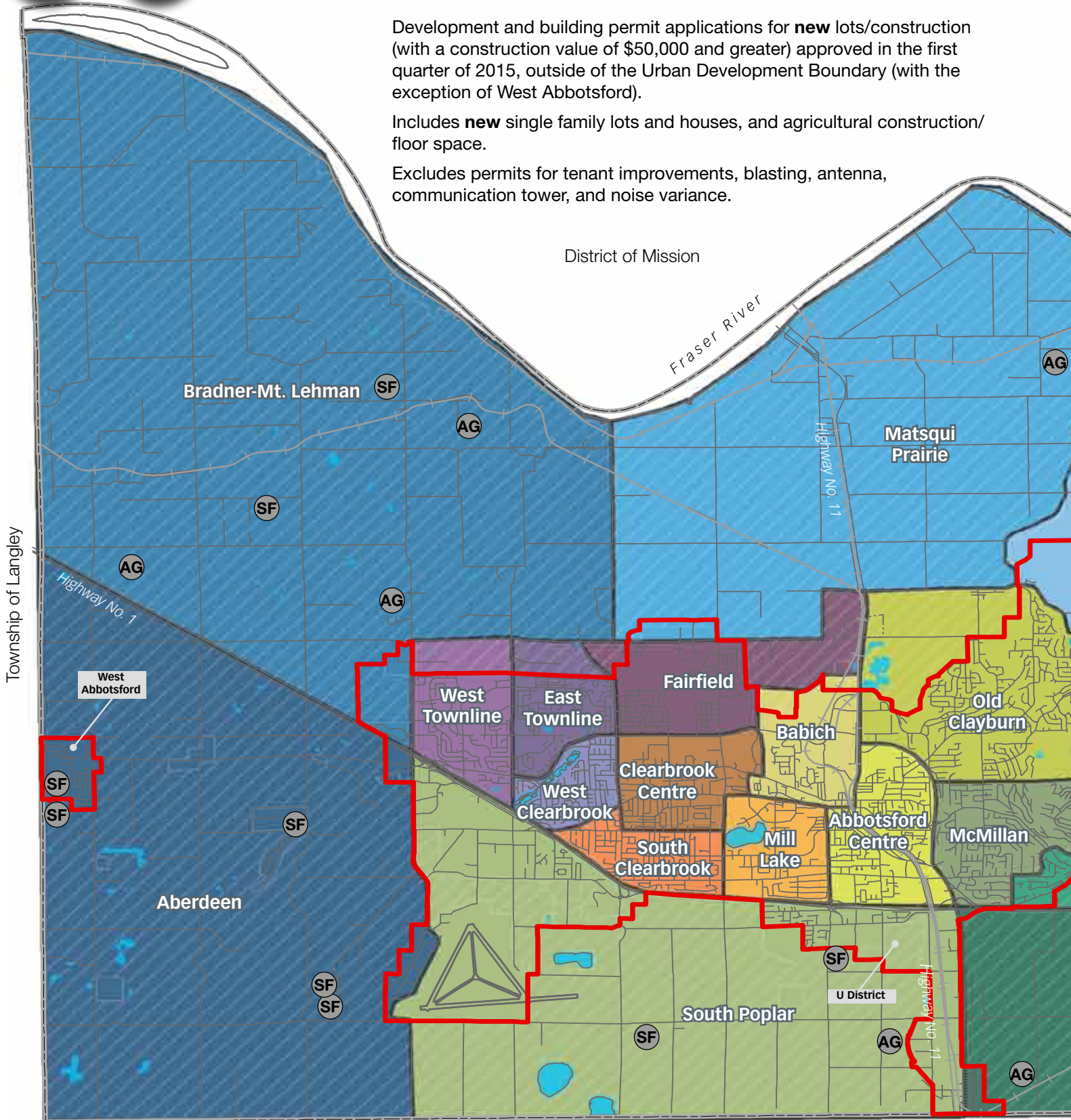
Approved Applications - Rural

(includes West Abbotsford - Urban Area)

Development and building permit applications for **new** lots/construction (with a construction value of \$50,000 and greater) approved in the first quarter of 2015, outside of the Urban Development Boundary (with the exception of West Abbotsford).

Includes **new** single family lots and houses, and agricultural construction/ floor space.

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



Whatcom County, Washington USA

Development Type

○ **Development Applications (D)**
(Development Permit & Subdivision)

● **Building Permits (BP)**

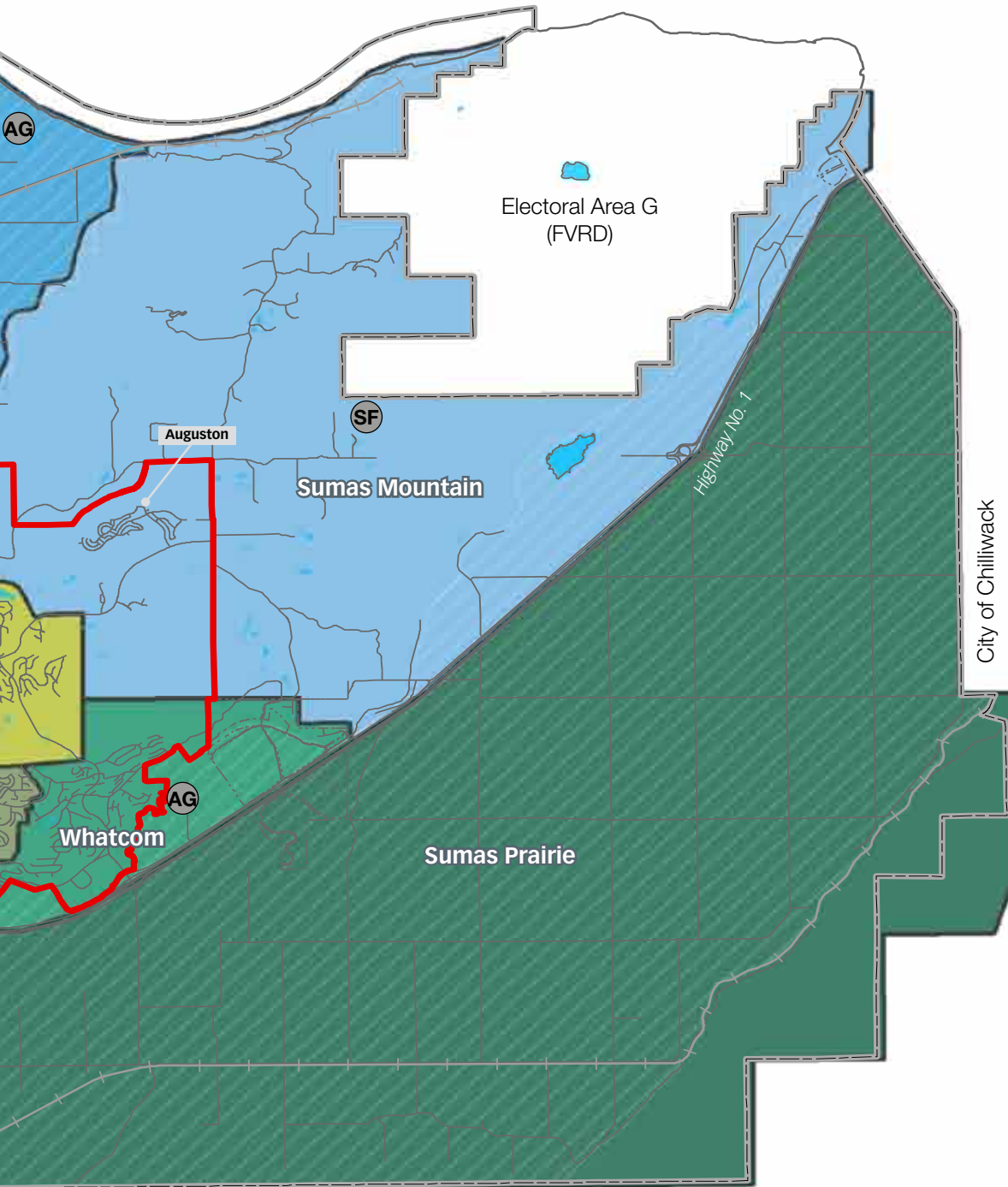
SF Single Family (**BP**: 25 houses)

AG Agricultural (**BP**: 7,123 m²)

— Urban Development Boundary (UDB)

//// Agricultural Land Reserve (ALR)

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



Number of Building Inspections



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

604-864-5510

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www.abbotsforward.ca

Current Initiatives

Abbotsford - Official Community Plan (OCP) Update

Abbotsford Stage 2 community engagement was completed in the first quarter of 2015, with over 2,300 residents completing the online survey. Other engagement activities during the seven week period from late January to early March included: road show events, stakeholder workshops, neighbourhood walks, and citizen circles.

In total, nine road show events connected residents with planners; four stakeholder workshops reached out to the business, development, real estate and community group networks; three neighbourhood walks enabled planners to learn directly from residents in their neighbourhoods; and multiple citizen circles gave passionate residents the opportunity to discuss planning themes with friends, family, and neighbours.

A speaker event was also held on February 25 that drew a large crowd to the The Reach Gallery Museum as two planning experts, Brent Toderian and Jeffrey Tumin, shared their ideas about 'how to build a better city'.

City staff were pleased with the broad range of participation represented in over 4,000 distinct engagements. This included over 2,300 completed online surveys, 1,400 people reached at road show events, and hundreds of others through neighbourhood walks, citizen circles, and social media.

City staff will use residents' comments and develop a set of Big Ideas that connect the background research observations to the community engagement input. These Big Ideas will be included with the detailed engagement results in the New Concepts Report that will be presented to Council in May.

www.abbotsforward.ca



UDistrict Neighbourhood Plan


In 2012, 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. The next step is to build on the Vision document and create a UDistrict Neighbourhood Plan.

In early March 2015, the City of Abbotsford and the University of the Fraser Valley (UFV) concluded the competition for selecting a consultant to undertake the UDistrict Neighbourhood Plan and the Abbotsford Campus Master Plan. Many proposals were received and after a thorough review, Perkins+Will was selected. Perkins+Will is an architecture and design firm based out of Vancouver, that has experience in creating integrated campus and neighbourhood plans.

There will be extensive engagement with the UDistrict neighbourhood and UFV campus community throughout this year long process. Opportunities to share and discuss ideas for the UDistrict will occur through public events, stakeholder meetings, social media, and other engagement tools. Perkins+Will and their team will work to ensure that the final neighbourhood plan and campus plan are distinct but aligned documents. The neighbourhood plan will include a land use plan, servicing strategy and proposed design guidelines.

www.udistrictabbotsford.com

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.

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