

2016

FIRST QUARTER REPORT

Planning & Development Services



JANUARY - MARCH 2016



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Cover image of Mixed Use Development at 2564/2574 James Street
 Designed by: Lubor Trubka Associates



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

Planning & Development Services

Community Planning manages the City's Official Community Plan (OCP), bringing together land use, urban design and social planning policies, along with overall infrastructure needs into long range land use plans. The division is responsible for the development and implementation of strategies, policies and plans that guide the City's future growth and development.

Development Planning is responsible for reviewing and processing development applications such as rezoning, subdivision and development permits. These applications are reviewed for compliance with the OCP, Zoning Bylaw and other municipal bylaws and policies.

Development Engineering is responsible for reviewing and processing engineering drawings for development applications, and for environmental services. The drawings are reviewed for compliance with the Development Bylaw and other municipal bylaws and policies.

Building Permits and Licences is responsible for ensuring all building construction in the City meets Building Code requirements for health, life safety and fire protection. Functions include plan checking, building permit issuance, on-site inspections and business licencing.

For more information: www.abbotsford.ca/planning



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

Introduction

The Planning and Development Services (PDS) 2016 First 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.

Contained within this report are current departmental initiatives highlighting some of the major projects underway in the first quarter of 2016, and growth and development activity. Initiatives include Abbotsforward - the Official Community Plan update, Administrative and Procedures Bylaw updates, the UDistrict Neighbourhood Plan, and AgRefresh. Staff coordinated 61 Development Inquiry Meetings, received 52 development applications, issued 359 building permits, and completed 3,390 building inspections.

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

For more information: www.abbotsford.ca/stats

Application Process

	<p>1. INQUIRY</p> <p>There is a lot of information to consider before making an application, including understanding the relevant City plans, procedures, and bylaws. Development Inquiry Meetings (DIMs) are an opportunity to meet with City staff, discuss ideas, and determine how the City's plans and policies affect a potential application.</p>
	<p>2. SUBMISSION & REVIEW</p> <p>Once an application is submitted, staff review and refer the proposal to other agencies, if required. Development applications are first reviewed by the Development Application Review Team (DART) for general compliance and to identify requirements from each department. Once the application is reviewed and revisions are completed, the application can proceed to the next step.</p>
	<p>3. APPROVAL & ISSUANCE</p> <p>Depending on the type of application, it will either be reviewed by Council or City staff. If an application is supported, and is approved in principle, requirements for final approval must be met. A building permit application will be accepted once the development is approved in principle. The building permit will be issued once the requirements for final development approval and building permit issuance are met.</p>
	<p>4. CONSTRUCTION</p> <p>Once the building permit has been issued, construction can begin. Construction activity must meet the requirements of City bylaws and other government agencies. Applicable inspections are undertaken during the appropriate stages of construction and prior to occupancy of the building.</p>

Development Applications Development Inquiry Meetings (DIM)



During Q1, staff coordinated 61 Development Inquiry Meetings (DIM), which is the same as Q4 2015, and an increase of 11 (22%) from Q1 2015. 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.

Similar to Q4, approximately half of all inquiries (34) included rezoning and/or subdivision of property to accommodate residential development in both single and multi-family style developments. Inquiries related to commercial (5) and industrial (9) represented an additional 23% of total inquiries. Inquiries related to agricultural land represented 15% (9) of DIM's hosted this quarter and none dealt with exclusion from the Agricultural Land Reserve (ALR). Mixed use developments (3) represented 5% of inquiries, with another 2 institutional inquiries.



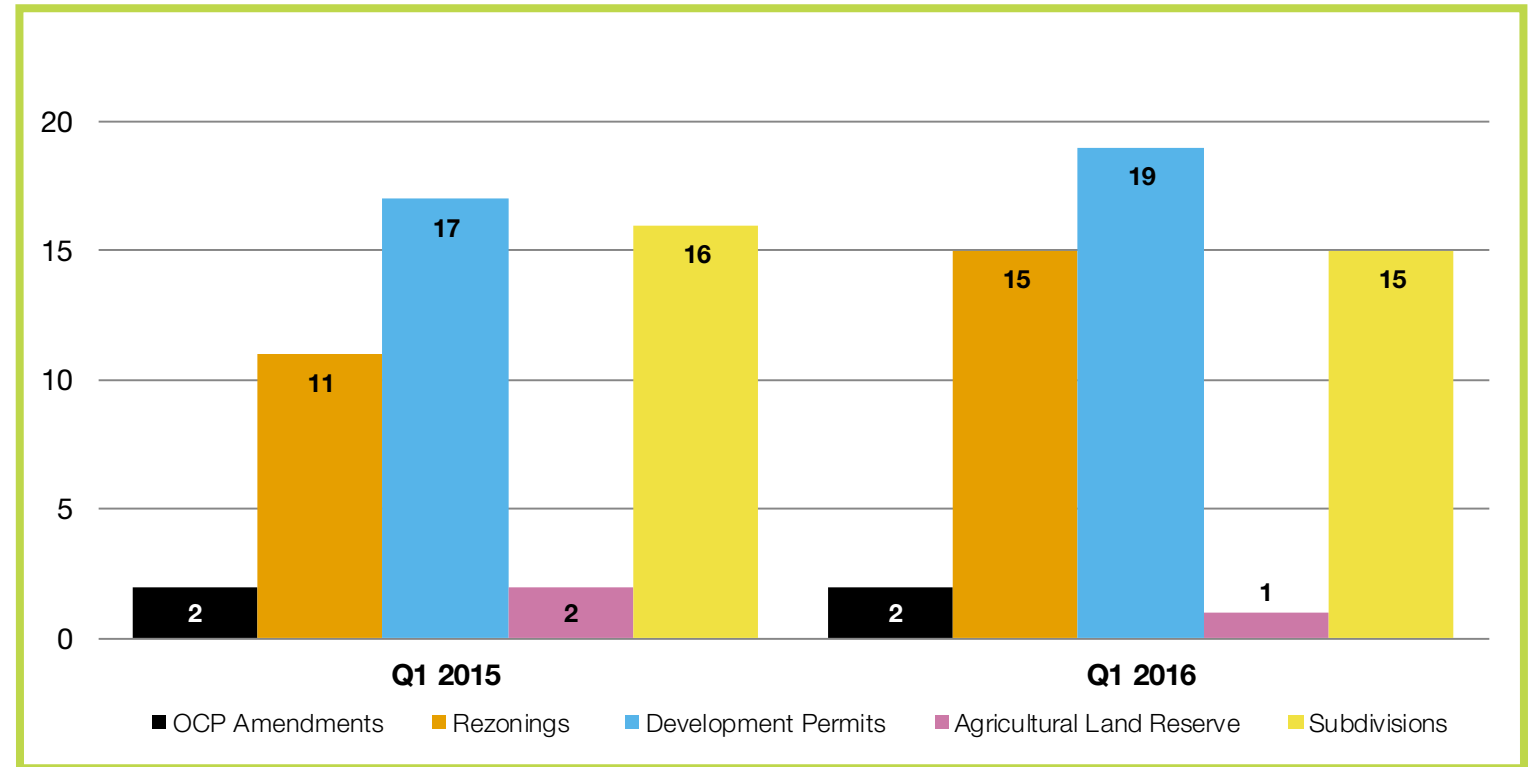


Land Development Applications Received

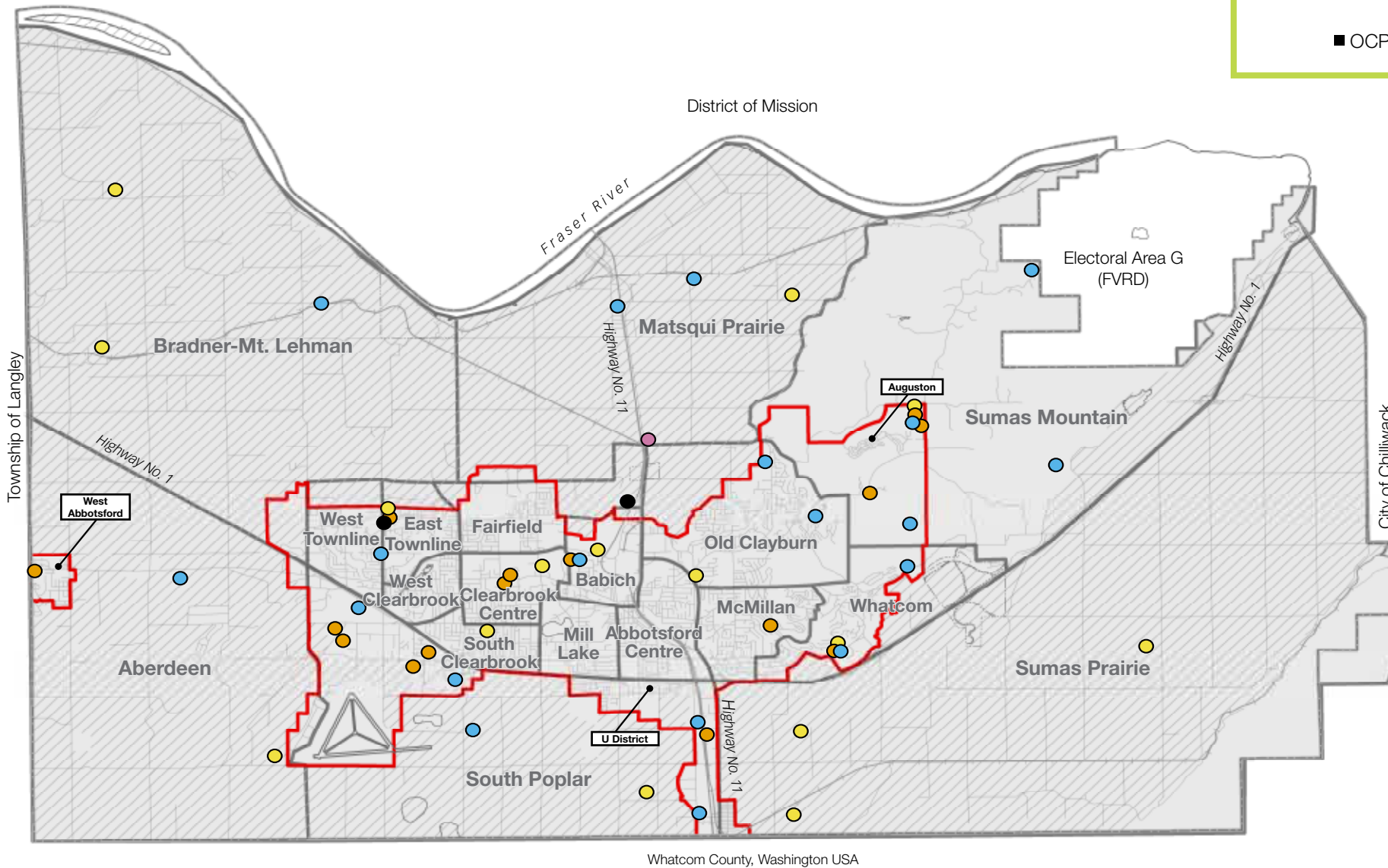
The total number of all development applications received in Q1 2016 is 52, compared to 48 in Q1 2015. Rezoning and Development Permit applications increased between Q1 2015 and Q1 2016, while Agricultural Land Reserve and Subdivision applications remained relatively unchanged between the two quarters.

Q1 2015 total: **48**

Q1 2016 total: **52**



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



Q1 2016 - Application Type (number of applications)

- OCP Amendments - 2
- Rezonings - 15
- Development Permits - 19
- Agricultural Land Reserve - 1
- Subdivisions - 15
- ▭ 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:

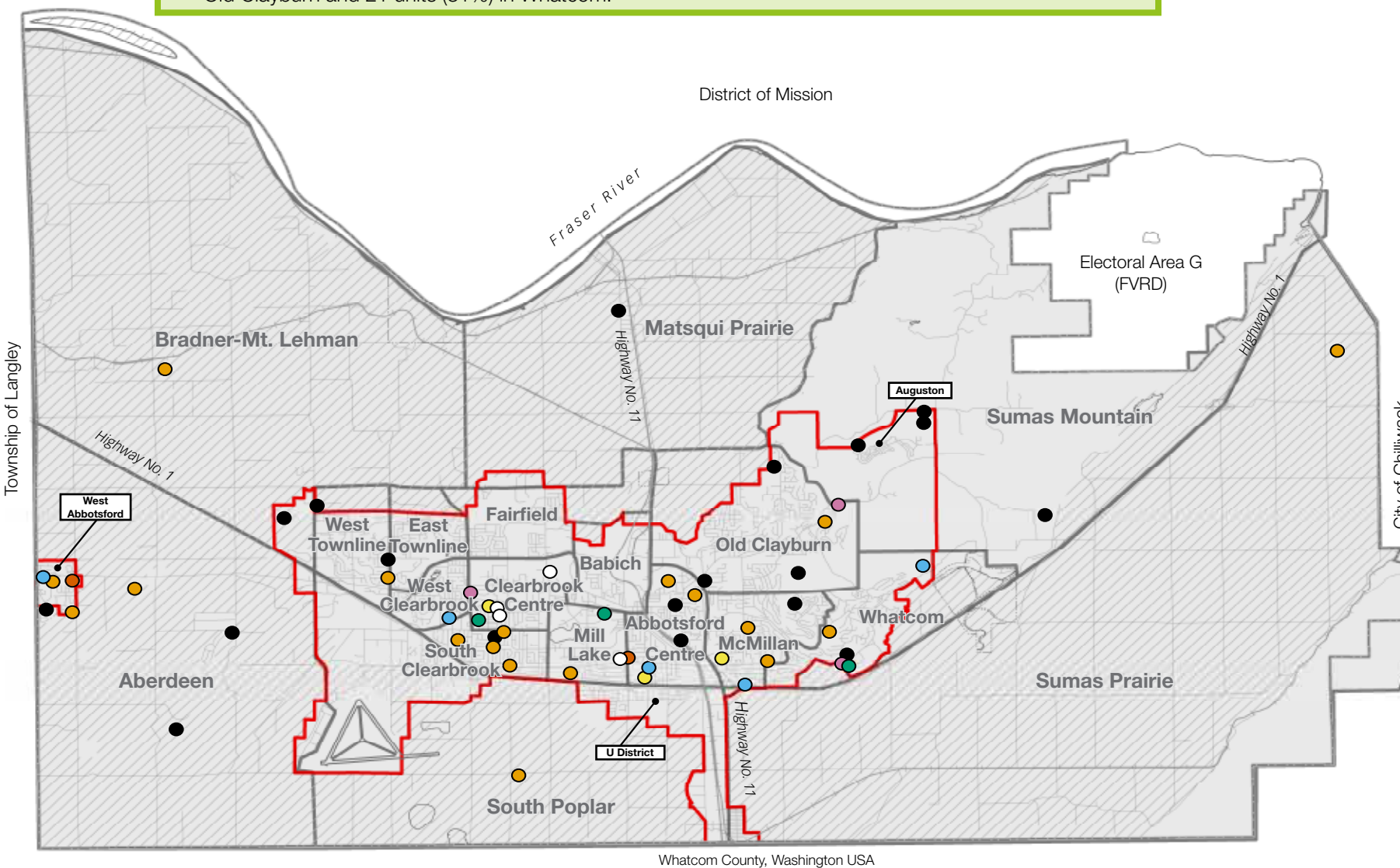
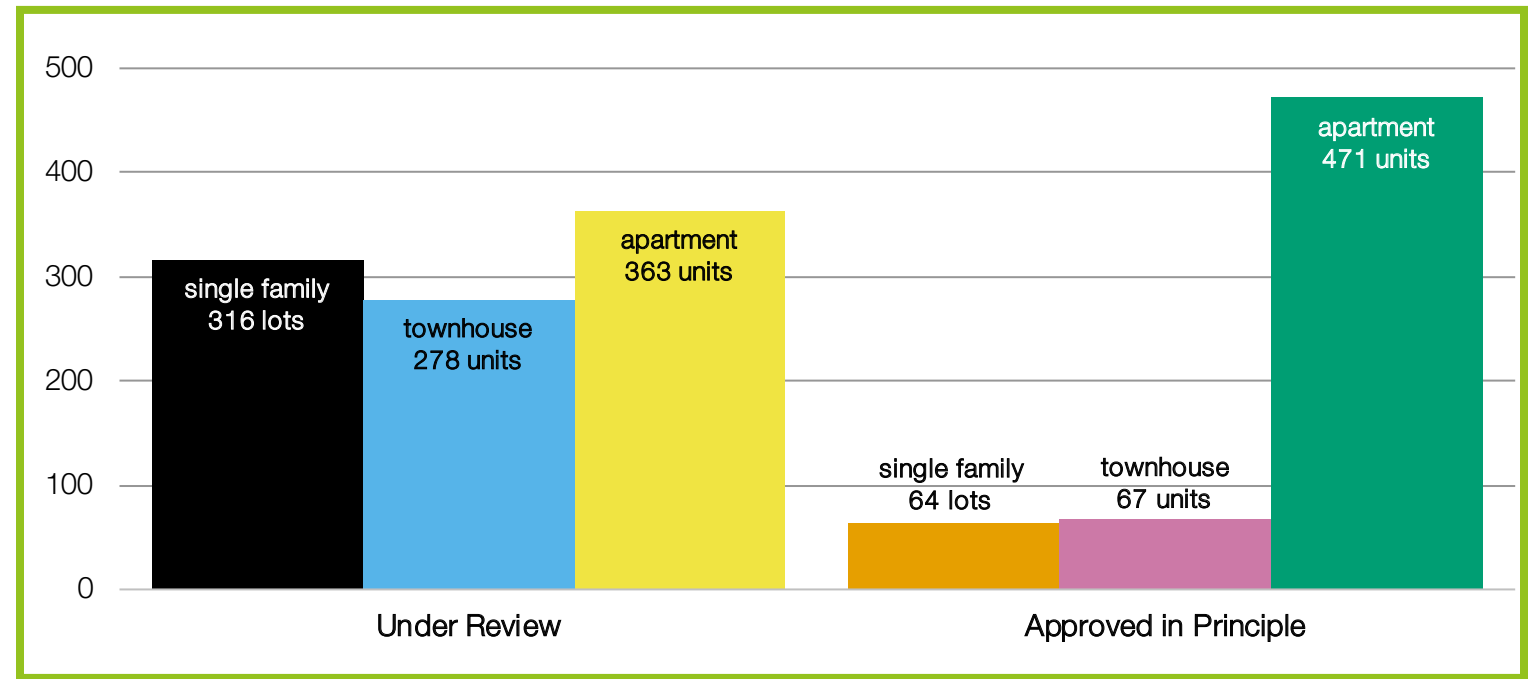
- A total of 380 single family lots are under review (UR) and approved in principle (AIP). Of these, 94% (358 lots) are within the Urban Development Boundary (UDB).
- Of the 316 lots UR, 125 (40%) are on Sumas Mountain (Auguston), and 63 (20%) in Whatcom.
- 30 of the 64 lots (47%) AIP are in Whatcom and 12 (17%) are in West Abbotsford.

Townhouse:

- A total of 345 townhouse units are UR and AIP and all are within the UDB.
- Of the 278 units UR, 115 units (41%) are located in West Abbotsford and 81 units (29%) in Whatcom.
- Of the 67 units AIP, 27 units (40%) are located in Old Clayburn and 21 units (31%) in Whatcom.

Apartment:

- A total of 834 apartment units are UR and AIP and are all within the UDB.
- Of the 363 units UR, 46 units (13%) are in mixed use developments located in West Abbotsford and Abbotsford Centre.
- Of the 471 units AIP, 316 units (67%) are in mixed use developments located in Clearbrook Centre and Mill Lake.
- Of the 317 units UR not within mixed use developments, 190 units (60%) are located in Abbotsford Centre and 85 units (27%) in McMillan.
- Of the 155 units AIP not within mixed use developments, 60 units (39%) are located in Mill Lake and 51 units (33%) in Clearbrook Centre.



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

There is a total of 1,559 in-stream residential lots/units - 76% multi-family and 24% single family.

Mixed use applications include 46 apartment units under review and 316 apartment units approved in principle, along with a commercial component (see pages 10-11). This represents 43% of all apartment units in-stream.

Q1 2016 - Application Type (number of applications)

- Single Family UR (Under Review) - 19
- Single Family AIP (Approved in Principle) - 18
- Townhouse UR - 5
- Townhouse AIP - 3
- Apartment UR - 3
- Apartment AIP - 3
- Mixed Use UR - 2
- Mixed Use AIP - 4
- ▭ 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 first quarter. One application for a 1,045 m² personal care facility in West Clearbrook remained at the approved in principle (AIP) stage since last quarter.

Commercial:

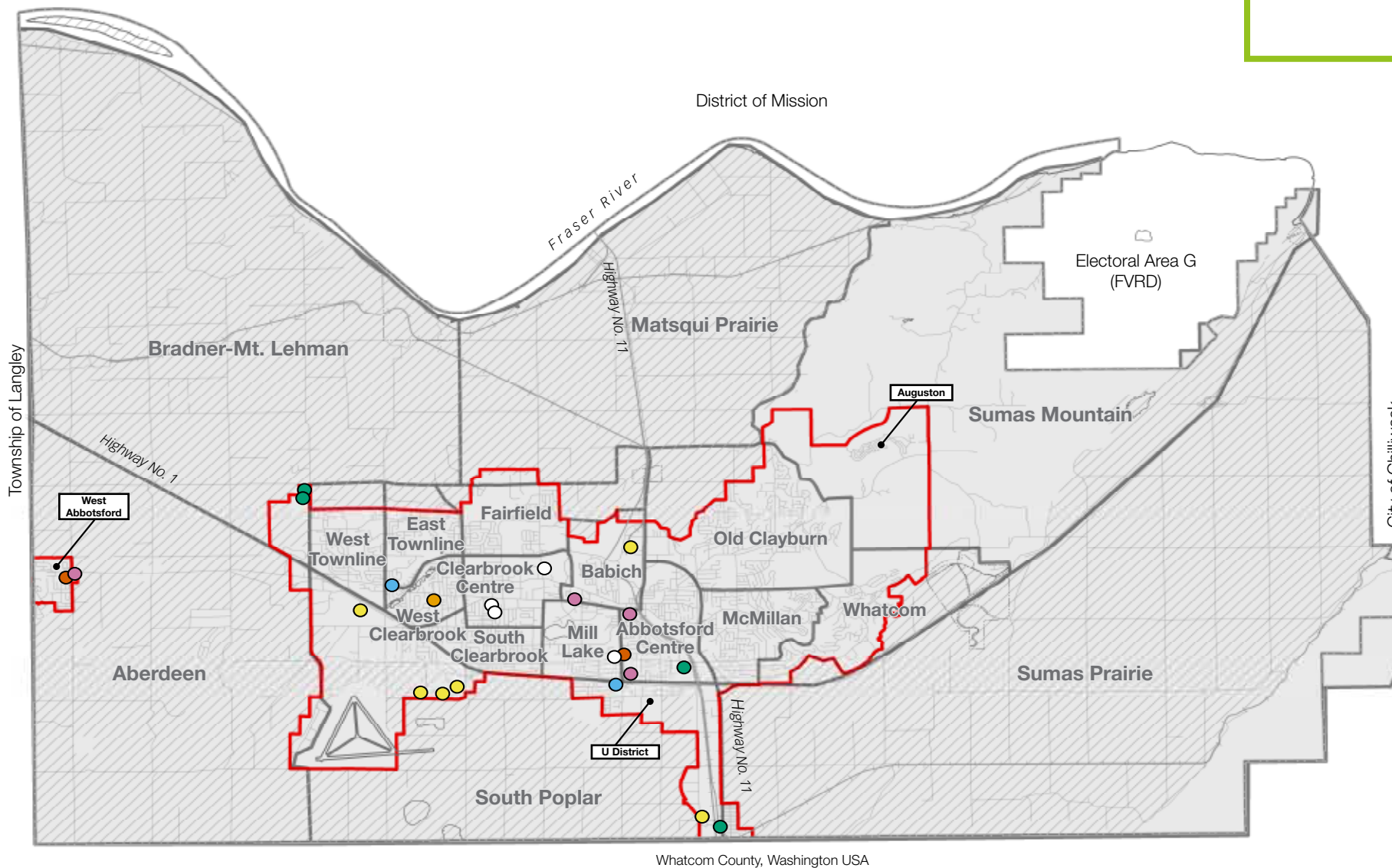
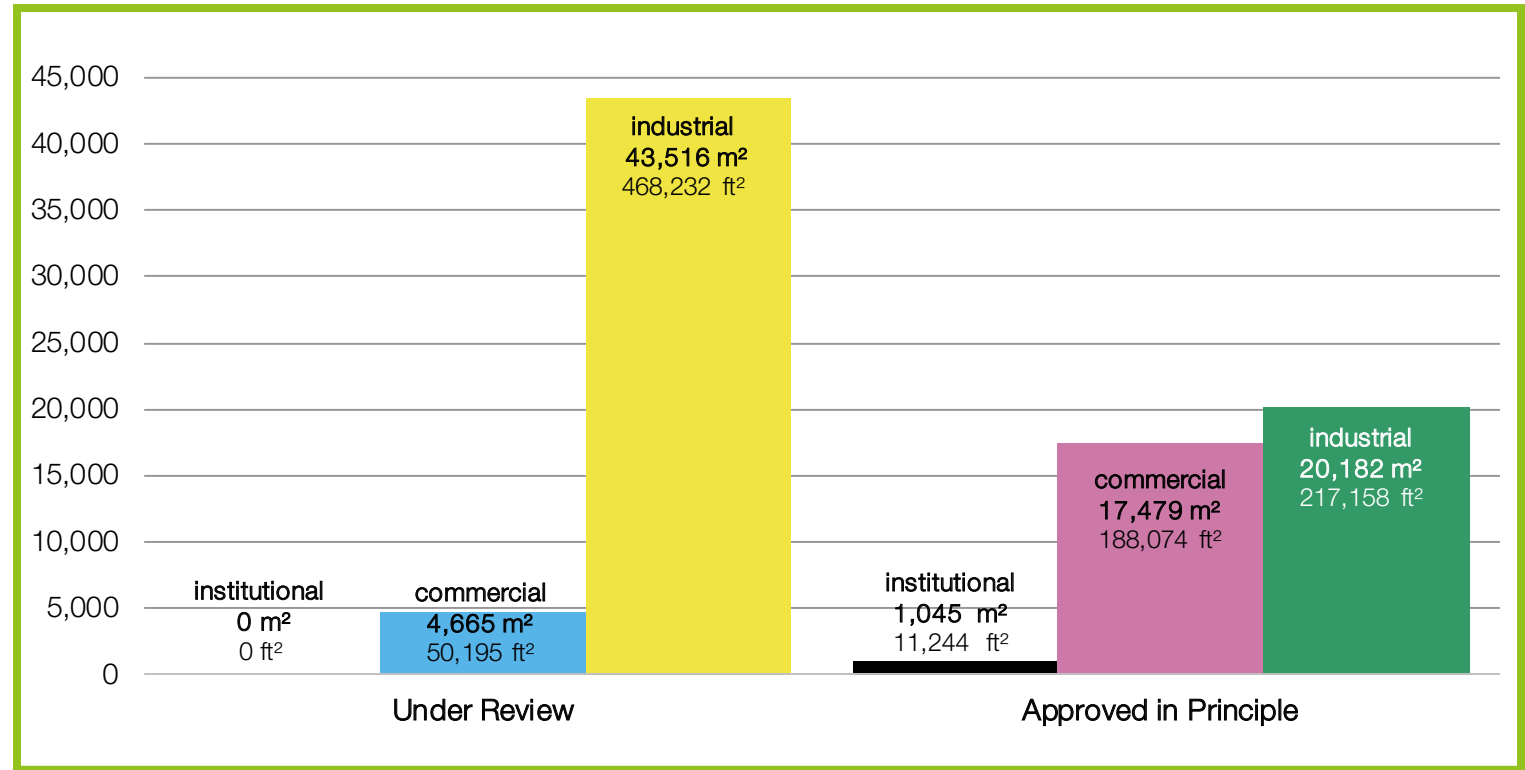
- A total of 9,931 m² (45%) of commercial floor space is located within mixed use developments in Abbotsford Centre, Clearbrook Centre, Mill Lake and West Abbotsford.
- All 770 m² of commercial floor space UR not in mixed use developments is located in U District

and East Townline.

- Of the remaining 11,443 m² of commercial floor space AIP not in mixed use developments, 7,431 m² (65%) is in Abbotsford Centre.

Industrial:

- 43,382 m² (>99%) of industrial floor space UR is in South Poplar north and east of Abbotsford International Airport (YXX).
- There is 8,685 m² (43%) of industrial floor space AIP in South Poplar (north of YXX and in the Sumas corridor), 7,149 m² (35%) industrial floor space in Abbotsford Centre, and 4,348 m² (22%) in Bradner-Mt Lehman.



In-stream ICI applications (under review and approved in principle) in the first 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 86,887 m² in-stream ICI floor space - 75% in the form of industrial floor space and 25% commercial.

Mixed use applications include 3,895 m² of commercial floor space under review and 6,036 m² approved in principle along with an apartment component (see pages 8-9). This represents 45% of all commercial floor space in-stream.

Q1 2016 - Application Type (number of applications)

- Institutional UR (Under Review) - 0
- Institutional AIP (Approved in Principle) - 1
- Commercial UR - 2
- Commercial AIP - 4
- Industrial UR - 6
- Industrial AIP - 4
- Mixed Use UR - 2
- Mixed Use AIP - 4
- ▭ 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:

No single family lots were approved in Q1 2016; however, the number of single family lots under review has more than doubled since Q4 2015. 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 (380 lots), an increase in the number of approved lots is expected in 2016.

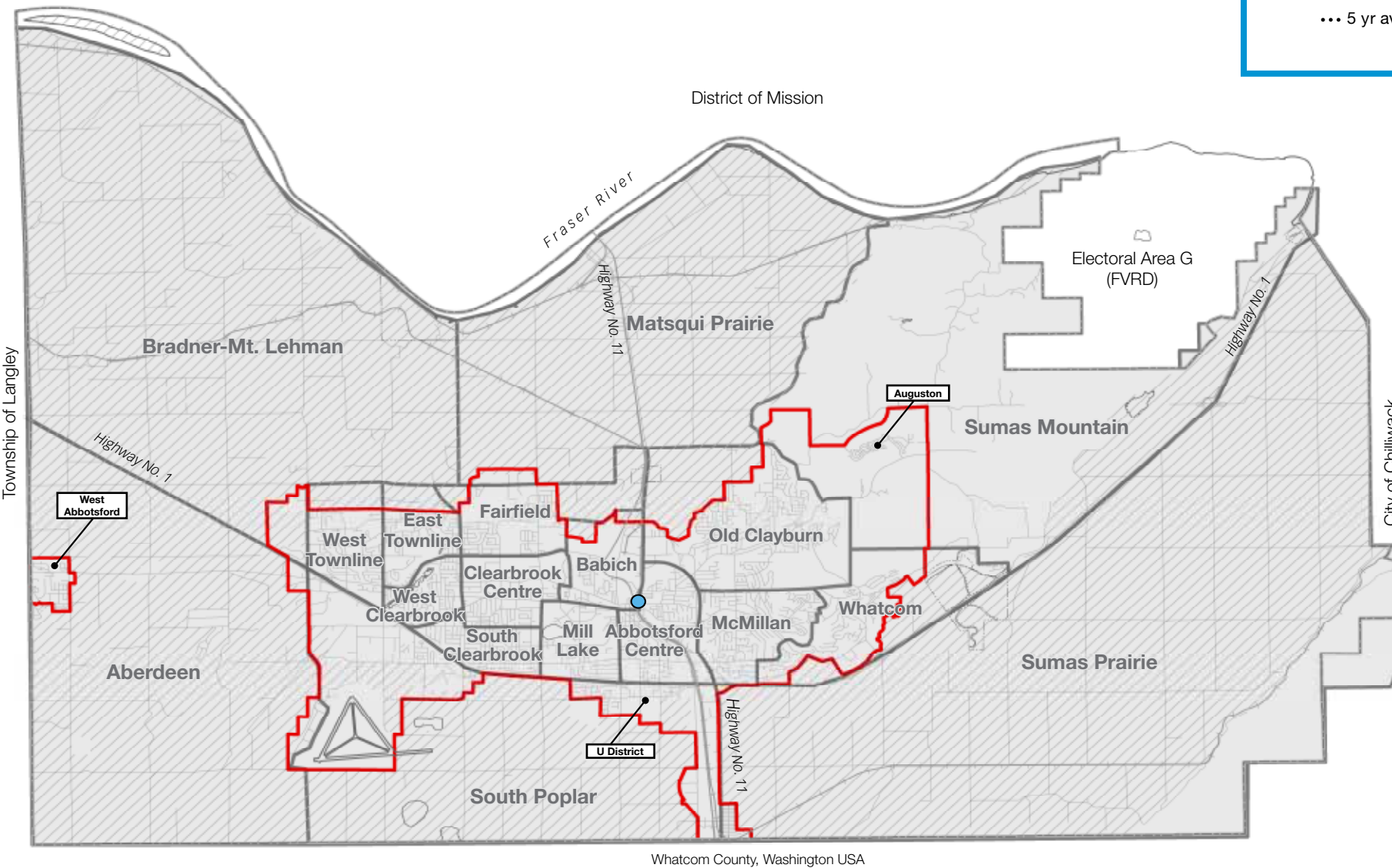
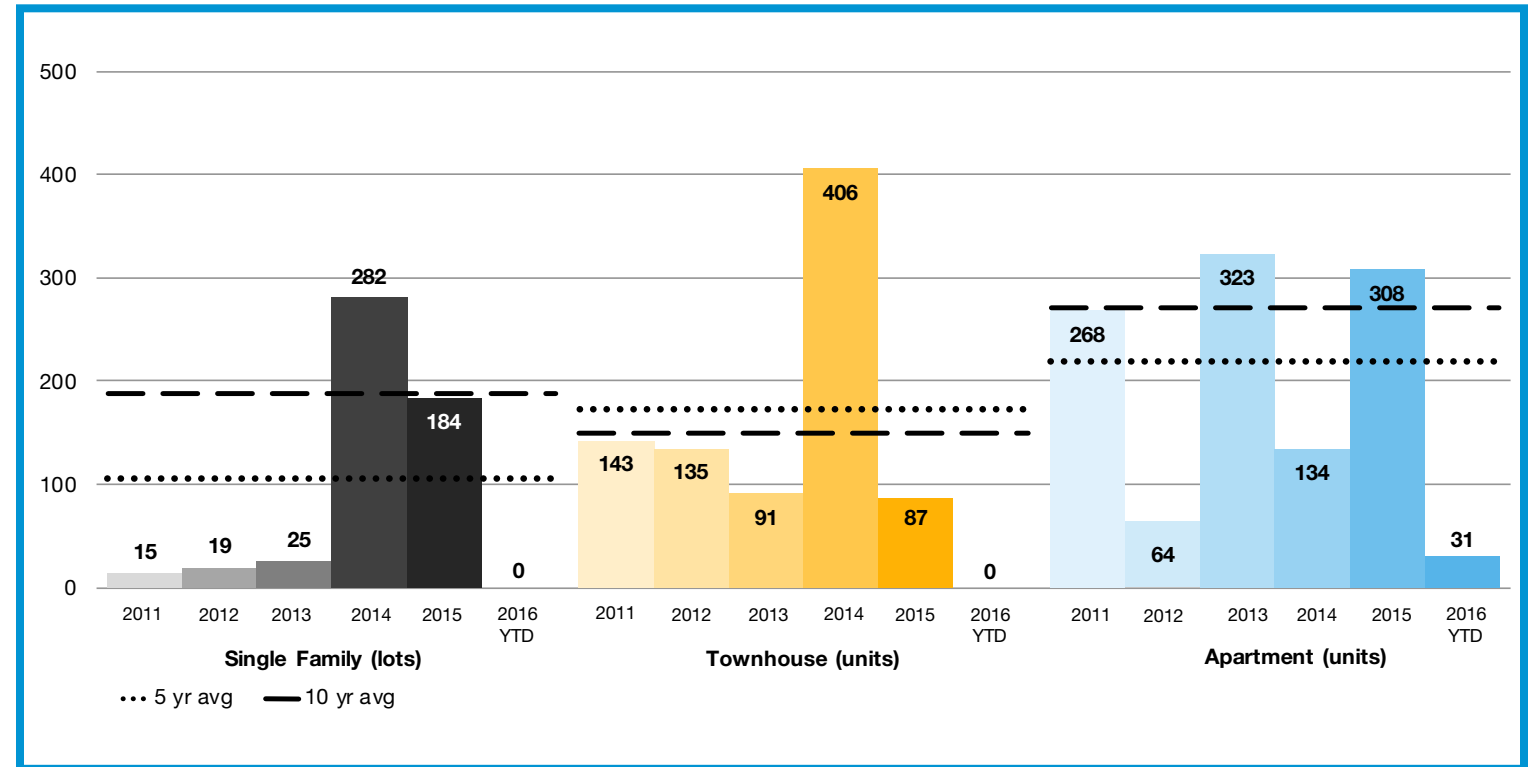
Townhouse:

No townhouse units were approved in Q1 2016. Based on the high number of units in-stream in both

Q4 2015 and Q1 2016 (345 units), an increase in the number of approved townhouse units is anticipated in 2016 as compared to last year.

Apartment:

31 apartment units were approved this quarter in a supportive housing development on Gladys Avenue. The 5 year average for approved apartment units is 219 units, while the 10 year average is 271 units. The 834 apartment units in-stream are expected to significantly impact the number of multi-family unit approvals in 2016.



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

There were 31 residential units approved in Q1 2016, all in the form of multi-family housing.

Q1 2016 - Application Type (lots/units)

- Single Family (0 lots)
 - Townhouse (0 units)
 - Apartment (31 units)
 - Mixed Use (0 units)
 - ▭ Urban Development Boundary (UDB)
 - ▨ Agricultural Land Reserve
- Note: Symbols may have been moved for greater clarity and may not be in the exact location of the application.



Approved ICI Applications

Institutional, Commercial & Industrial Floor Space

Institutional:

There were no institutional applications approved in Q1 2016.

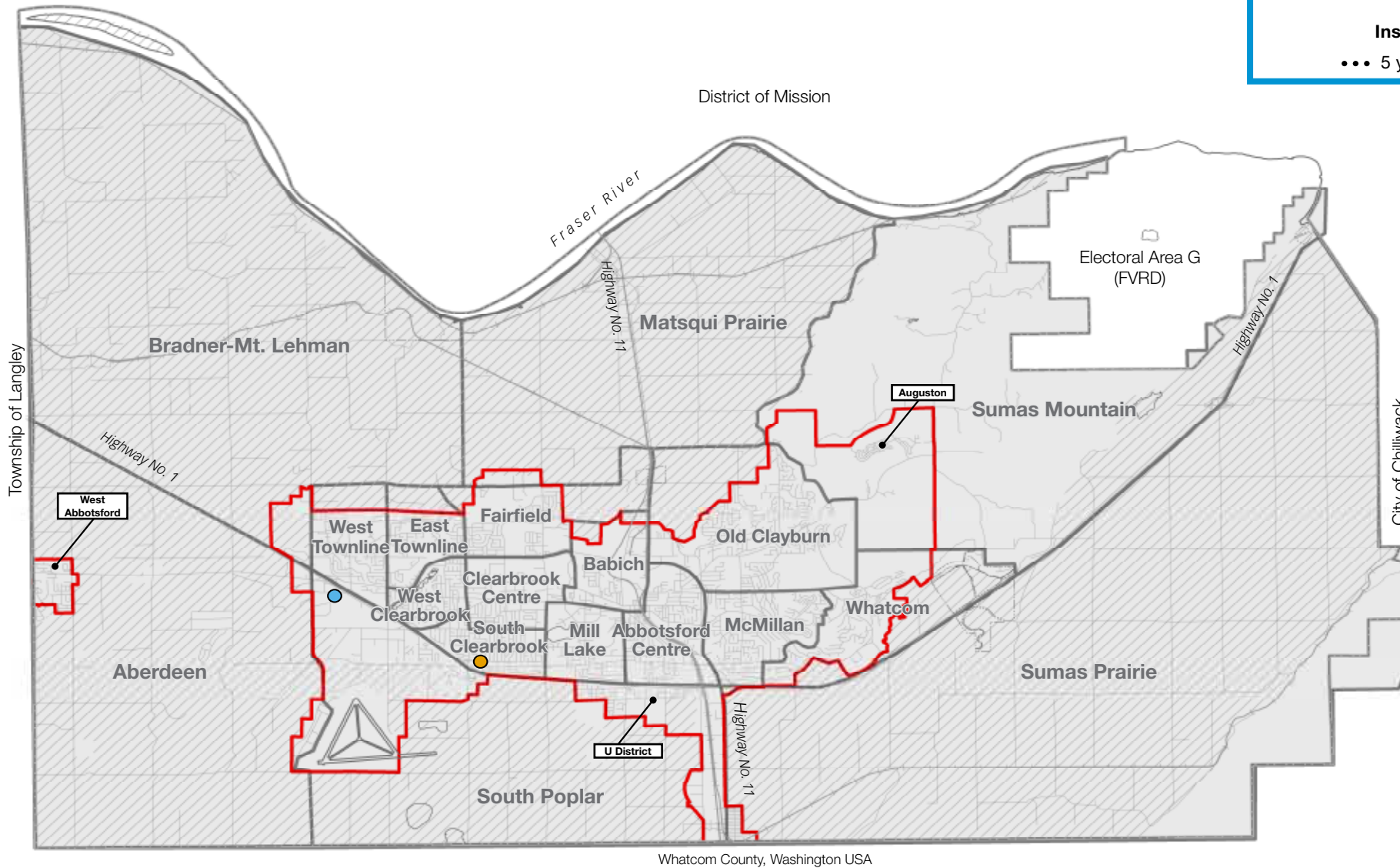
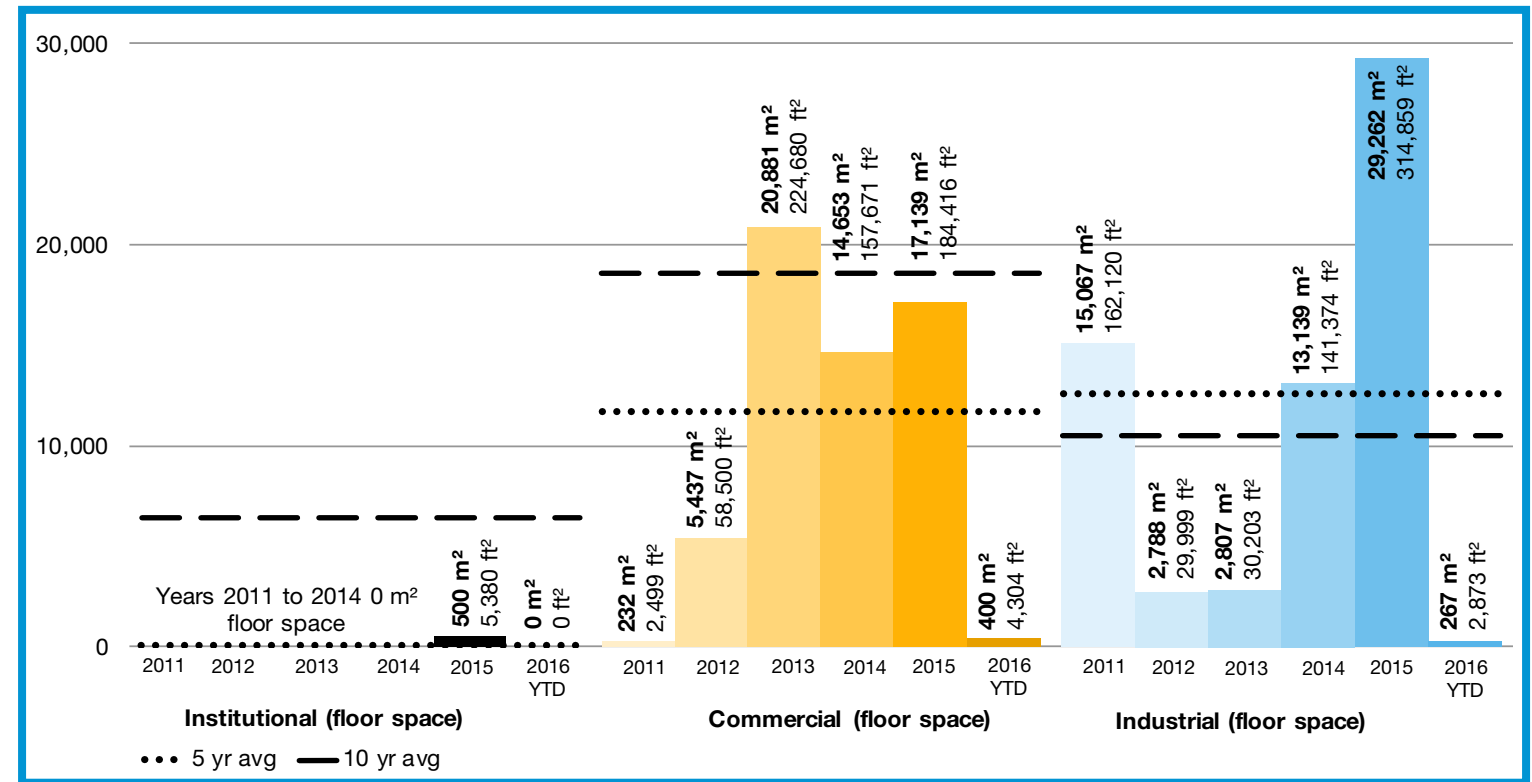
Commercial:

There was a total of 400 m² of commercial floor space approved in Q1 2016. All of this commercial floor space is in South Clearbrook and can be attributed to the reconstruction of a building for a proposed liquor store. With 22,144 m² of commercial floor space in-stream, it is possible that this year's approvals will exceed the 5 year (11,669 m²) and potentially 10 year

(18,615 m²) averages by year end.

Industrial:

All of the industrial floor space (267 m²) approved in Q1 2016 is located in South Poplar, north of Abbotsford International Airport (YXX). The approved development is a proposed Esso commercial cardlock and service station. With 63,698 m² of industrial floor space in-stream, it is anticipated that both the 5 year (12,613 m²) and 10 year (10,534 m²) averages will be exceeded in 2016.



Approved ICI applications in the first 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 667 m² of ICI floor space approved, with 60% in the form of commercial.

There were no mixed use applications approved in Q1 2016.

Q1 2016 - Application Type (lots/units)

- Institutional (0 m²)
- Commercial (400 m²)
- Industrial (267 m²)
- Mixed Use (0 m²)
- ▭ Urban Development Boundary (UDB)
- ▨ Agricultural Land Reserve

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



Issued Building Permits

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

Q1 - 2016	Q1 - 2015
359 total issued building permits	302
33 agricultural	22
71 commercial	91
178 residential (single family)	132
28 multi-family	15
42 industrial	28
7 institutional	12
0 other	2

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 Q1 2016 was greater than Q1 2015, as was the total construction value. Between Q1 2015 and Q1 2016 there was a 19% increase in the number of issued building permits and a 31% (\$12.4 million) increase in construction value. The Q1 2016 construction value is 25% greater than the 5 year, but 12% lower than the 10 year, average construction values.

Agricultural building permits increased by 11 and the construction value increased by \$4.3 million (258%) from Q1 2015 to Q1 2016. This can be attributed in part to additions completed for the Valley Select Foods building on No.3 Rd.

The number of **commercial** building permits decreased by 20 from Q1 2015, but their overall construction value increased by \$249,870 (4%) due in part to tenant improvements for a new ICBC office on South Fraser Way, interior alterations for two tenants located at 33973 Gladys Ave, and exterior facade renovations to Dahlstrom Centre on George Ferguson Way. Improvements were also completed on the Jim Pattison electronic sign along Highway 11 at Hallert Rd.

The number of single family **residential** permits increased by 46 in Q1 2016 compared to Q1 2015. The construction value also increased by \$3 million (28%). This increase can be attributed to the release of new subdivisions in West Abbotsford and Sumas Mountain (Auguston).

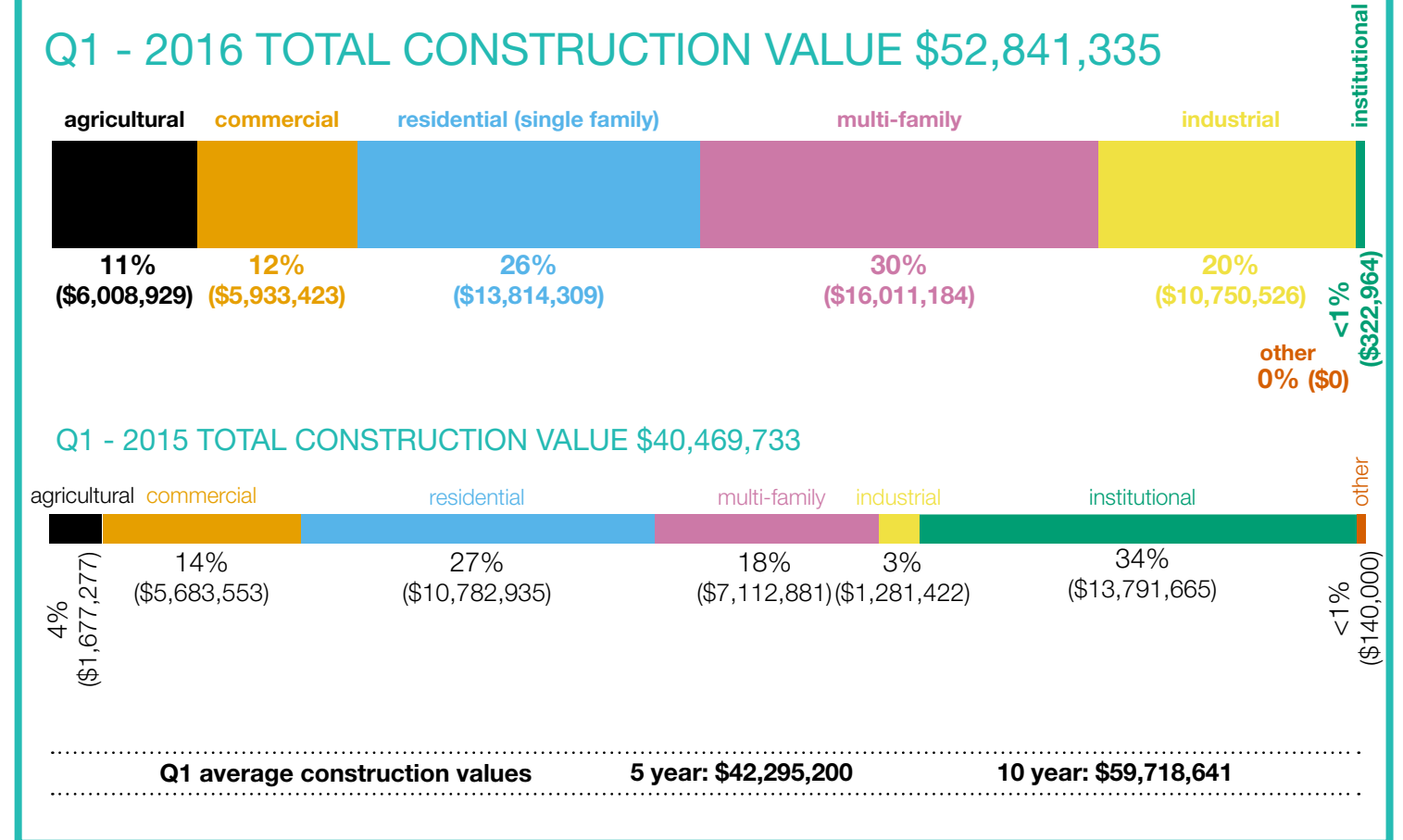
The number of **multi-family** building permits increased by 13 from Q1 2015 to Q1 2016, and the construction value increased by \$8.9 million (125%). This increase can be attributed to several new large projects, including a supportive housing development on Gladys Ave, new units in the Aston Row development on Lynne Ave, and a 13 unit townhouse project on George Ferguson Way.

The number of **industrial** building permits in Q1 2016 increased by 14, and the construction value increased by \$9.5 million (739%). This increase can be attributed in part to new freight handling and welding facilities on Foy St.

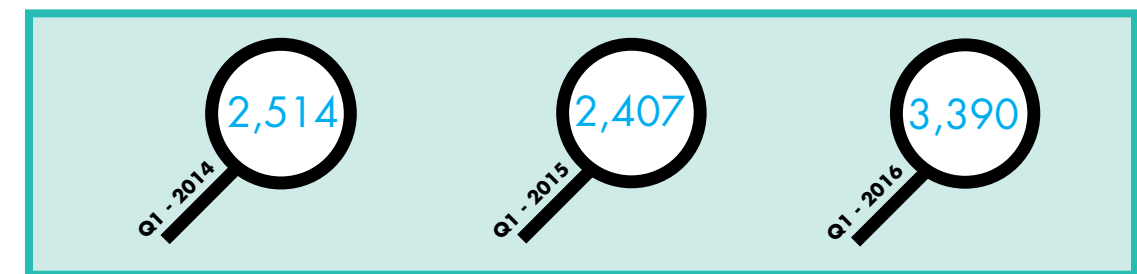
Institutional building permits decreased by 5 from Q1 2015 to Q1 2016, and the construction value decreased by \$13.5 million (98%).

Issued Building Permits

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



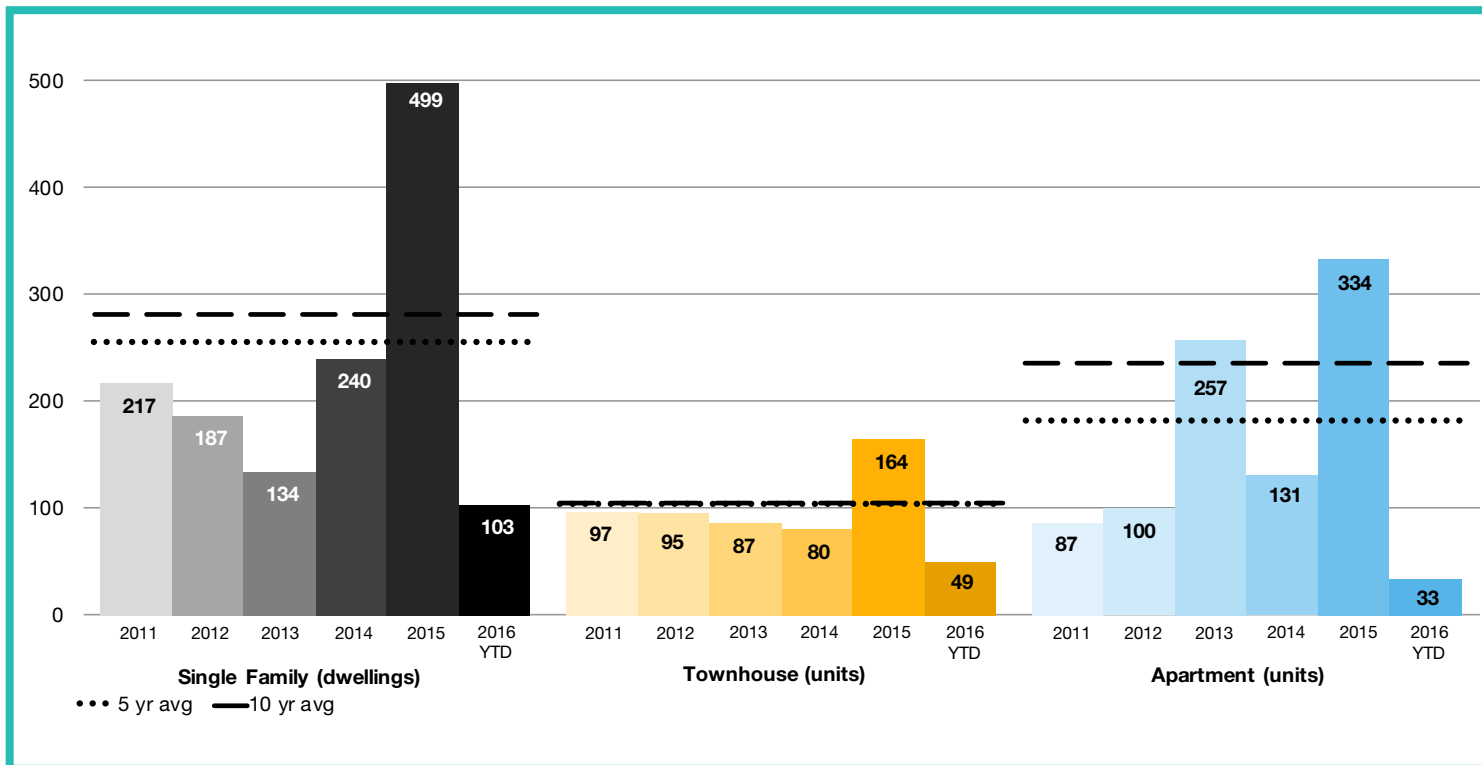
Number of Building Inspections





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 103 new single family dwellings built in Q1 2016 (this includes secondary suites and coach houses). With 380 lots in-stream, it is possible that the 5 year (255 lots) and 10 year (282) construction averages will be exceeded by the end of Q4 2016.

Townhouses:

There were 49 new townhouse units built in Q1 2016. With 345 in-stream townhouse units, it is anticipated that the 5 year and

10 year averages (both 105 units) could be exceeded by the year's end.

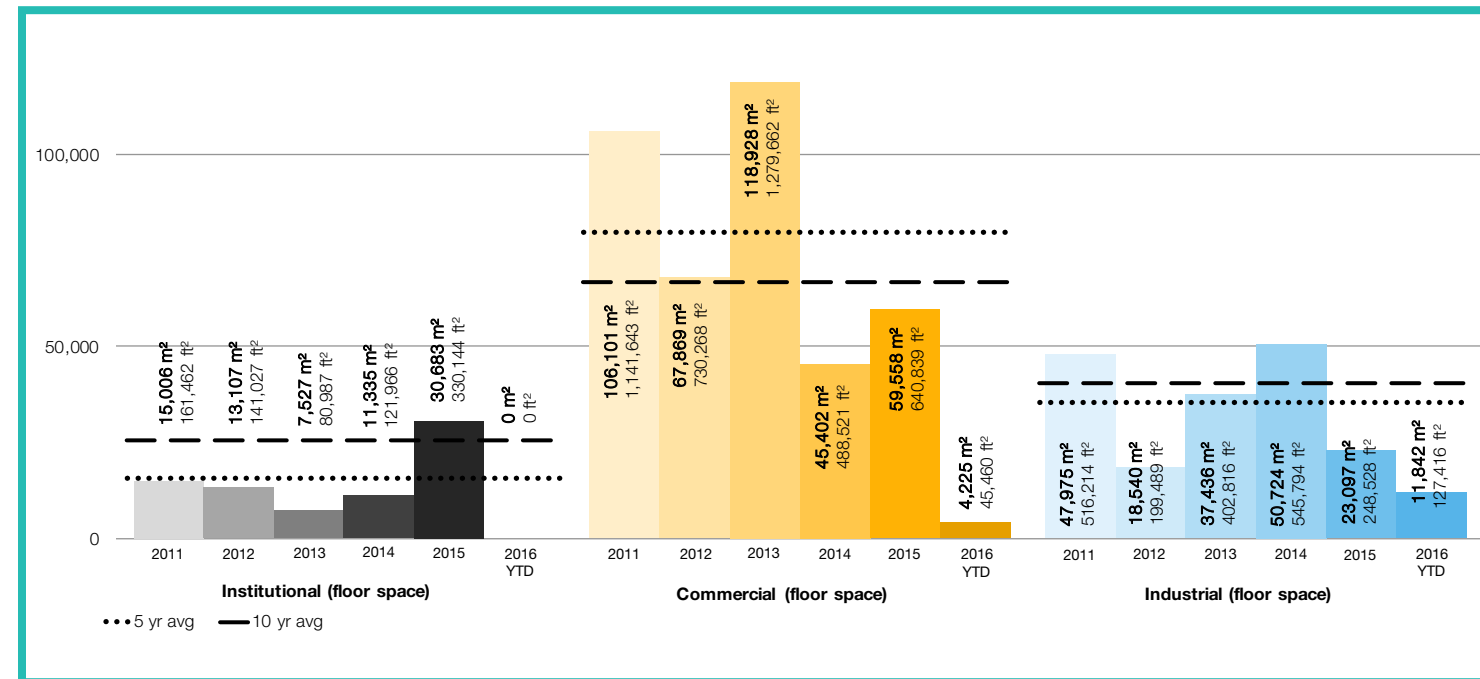
Apartment:

There were 33 new apartment units constructed in this quarter. 834 in-stream apartment units and 31 approved apartment units this quarter indicate that the 5 year average (182 units) and 10 year average (235 units) will likely 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 7 institutional permits issued in Q1 2016.

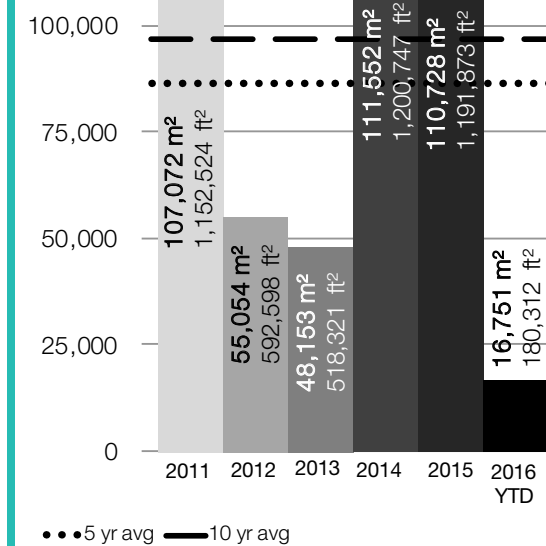
Commercial:

In Q1 2016, 71 building permits were issued for a total of 4,225 m² of new and tenant improvement construction/floor space.

Industrial:

There were 42 permits issued for a total of 11,842 m² floor space in Q1 2016. There is already 63,698 m² 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 m² in 2008 and 50,724 m² in 2014).

Agricultural (floor space)



Agricultural:

There were 33 building permits issued and 16,751 m² of agricultural construction in Q1 2016.

The types of construction permits issued included barns, greenhouses, machine sheds and agri-commercial buildings. The 5 year average is 86,512 m² and the 10 year average is 96,944 m².



Issued Building Permits

Map of Issued Building Permits by Quarter (New Construction)

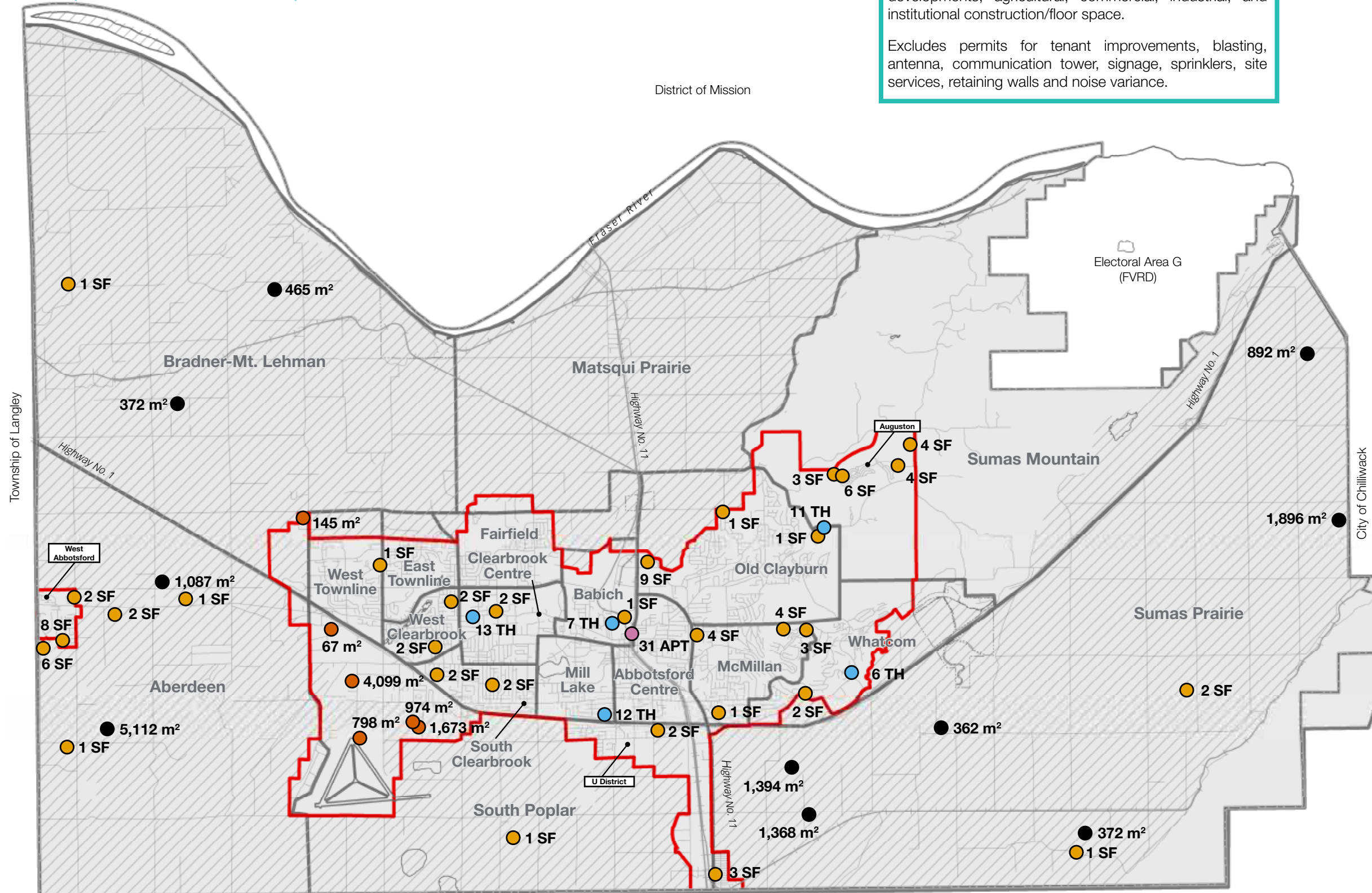
Building permit applications for new construction (with a construction value of \$50,000 and greater) approved in the first quarter of 2016. Includes **new** single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional construction/floor space.

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

Q1 2016 - Building Permit Type (units/floor space of new construction)

- Agricultural (13,320 m²)
- Single Family - SF (84 dwellings)
- Townhouses - TH (49 units)
- Apartments - APT (31 units)
- Institutional (0 m²)
- Commercial (0 m²)
- Industrial (7,756 m²)
- ▭ Urban Development Boundary (UDB)
- ▨ Agricultural Land Reserve

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



Whatcom County, Washington USA

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

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Current Initiatives

Abbotsford - Official Community Plan (OCP) Update

Stage 3 ends with the preparation of a first draft of the new OCP in spring 2016. This new plan will be based on all the work in Abbotsford so far: background research to learn about existing conditions in the community; 7 Big Ideas to inform the new OCP vision; 3 Ways to Grow to determine efficient ways of using City and community resources; and broad community engagement throughout each stage. This draft OCP concludes Stage 3 of Abbotsford.

Stage 4 will include bringing this draft OCP back to the community for a final time to ensure the new vision, land use, and policy reflect the research completed and input received through Stage 1 to 3. Following the final review, Stage 4 will be completed with the adoption of the new OCP bylaw, anticipated to be in early summer.

Administrative and Procedures Bylaw Updates

Planning and Development Services has been on the path of slashing red tape over the past three years. A culmination of achieving nearly 100 process improvement initiatives of varying complexity most recently resulted in a need to dive deeper into the internal workings of several key development-related administrative and procedural bylaws and Council procedural policies. The purpose of this daunting task was to ensure that these critical regulatory tools, while often neglected, were updated to be in alignment with, and supportive to, the development application processing improvements achieved to date. It was also critical to ensure that the tools were capable of providing a framework for additional process improvements in the future.

From a strategic standpoint, this exciting initiative resulted in better alignment with Council's Strategic Plan to operate as a City that has strong, consistent governance and aligned operations by eliminating duplication and redundancies within various regulatory tools. From a customer service, operations and administrative perspective, this undertaking resulted in:

- streamlining and consolidating development application processing procedures, as well as administrative and service fees, from a combination of five bylaws and two policies to two bylaws;
- improving transparency and efficiency of the development approval and review process; and
- delivery of better customer service.

The new Development Application Procedures Bylaw, 2016 and Amendment No. 1 to the Development Application and Service Fee Bylaw were adopted on March 14, 2016, with the effective date of the service fee bylaw being May 1, 2015.

UDistrict Neighbourhood Plan

In the first quarter of 2016, the UDistrict team used public input gathered from the beginning of Stage 2 to develop a Preferred Concept (which includes a Land Use Plan). With a Preferred Concept in place, external consultants were engaged, and preparations were made to begin the engineering modelling and market study components of the neighbourhood plan. The work completed up to this point will be used as the base for completing a Servicing Strategy, Multi-Modal Traffic Impact Assessment, Parking Study, and an Economic Feasibility Analysis in Q2 2016.

AgRefresh

The City of Abbotsford is initiating a three-part planning process called AgRefresh, formerly known as the Agricultural Lands Review, which will review and update agricultural policies, bylaws and regulations for land in the Agricultural Land Reserve (ALR). The project will create clarity and predictability for the City and the community in regulating agricultural land uses, as well as update key planning documents with improved agricultural land regulations.

Part 1: The Official Community Plan will be updated with policies that reflect agriculture's important role in Abbotsford.

Part 2: The Zoning Bylaw will be updated to coordinate regulations for agricultural land and uses with updated OCP policies.

Part 3: A Bylaw Compliance Strategy will be developed to ensure agricultural land is being used for farming.

In June 2015, Council authorized staff to proceed with a Request for Proposals. Staff engaged an experienced consultant team comprised of Agri-Saki Consulting and Urban Food Strategies, with Upland Consulting as a sub-consultant. The project team developed AgRefresh branding, guiding principles, a work plan, and an engagement strategy.

AgRefresh will be completed between approximately January 2016 and June 2017 over three stages, which will include background research, policy development, and policy adoption. The fourth stage will be an on-going implementation stage that will occur after the policy is adopted. Each stage is organized around a list of tasks and key engagement activities, and completion of each stage will be finalized with a summary report presented to Council.

AgRefresh Process



On March 14, 2016, Council endorsed the guiding principles, and directed staff to begin Stage 1 engagement. AgRefresh engagement is intended to effectively and collaboratively engage the Abbotsford community and stakeholders through input from groups such as the agricultural industry, government agencies, community partners, the public, and City staff.

The project team is currently working on Stage 1, collecting background data and feedback to establish existing agricultural conditions which will inform the development of themes in Stage 2. Stage 1 engagement will include meetings, a workshop and an open house. This information will be consolidated into a Stage 1 Background Research Report for Council's consideration in the fall.

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

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