

2017

THIRD QUARTER REPORT

Planning & Development Services



JULY - SEPTEMBER 2017



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Cover image of proposed Mill District Townhouses on Ware Street.
Image by: David Tyrell 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



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) 2017 Second Quarter Report is a snapshot of how we've progressed over the past quarter.

As of Q1 2017, the report uses updated community boundaries to better reflect the framework of the current OCP.

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 2017, and growth and development activity. The main initiatives for Q3 2017 were Stage 3 of AgRefresh, Stage 3 of the Industrial Land Supply Study, and Stage 2 for both the City Centre and Historic Downtown Neighbourhood Plans. Staff coordinated 131 Development Inquiry Meetings, received 77 development applications, issued 438 building permits, and completed 3235 building inspections.

We will continue to build on these achievements and look forward to a busy fourth quarter of 2017!

For more information: www.abbotsford.ca/stats

Application Process

	1. INQUIRY 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.
	2. SUBMISSION & REVIEW 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.
	3. APPROVAL & ISSUANCE 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.
	4. CONSTRUCTION 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.

Development Applications Development Inquiry Meetings (DIM)



During Q3, staff coordinated 131 Development Inquiry Meetings (DIM), which greatly exceeds the Q3 2016 number (74), and continuing the volume of DIMs during Q2 2017 of 130. 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 69% of all inquiries (90) 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 (12) represented an additional 16% of total inquiries. Inquiries related to agricultural land (12) represented 9% of DIMs hosted this quarter. Mixed use developments (3) represented 2% of inquiries. There were 4 institutional inquiries.



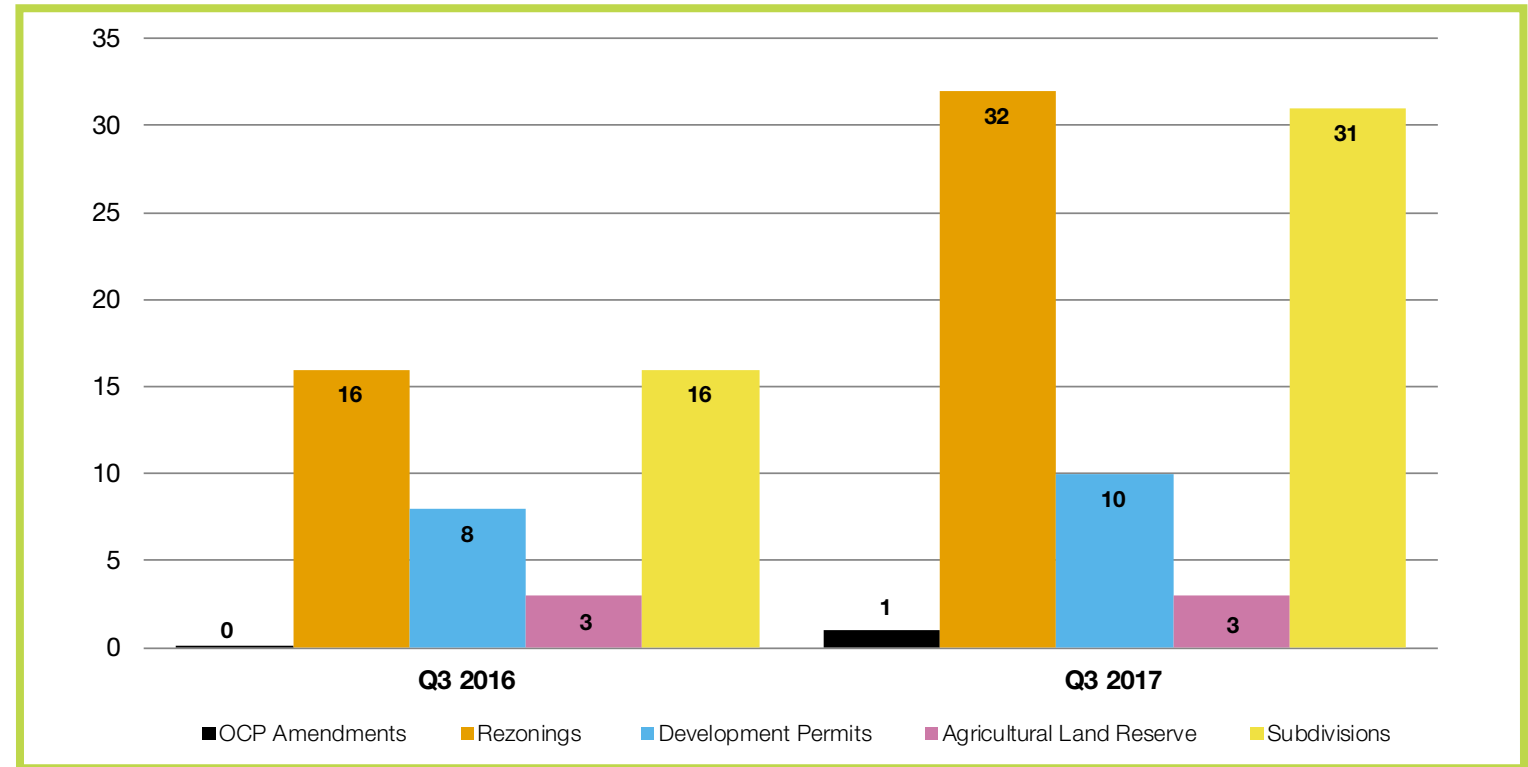


Land Development Applications Received

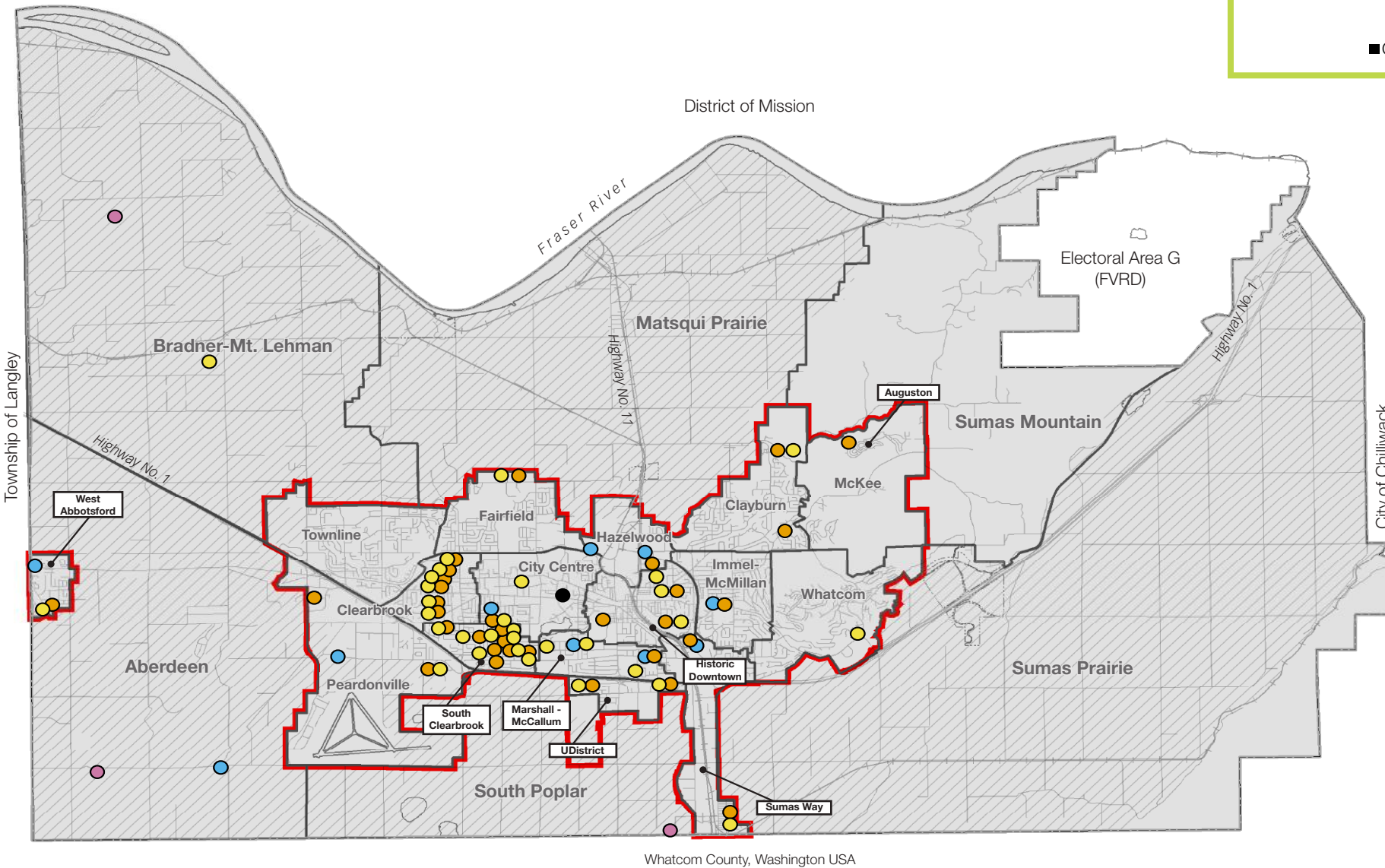
The total number of all development applications received in Q3 2017 is 77, compared to 43 in Q3 2016. Compared to Q3 2016, applications greatly increased for rezonings by 16, and for subdivisions by 15. Applications received also increased for Development Permit applications by 2. Agriculture Land Reserve applications remained unchanged between Q3 2016 and Q3 2017. The first OCP amendment application since the Q1 2016 was received.

Q3 2016 total: **43**

Q3 2017 total: **77**



40 additional development applications were received in the third quarter of 2017, including Accessory Seasonal Employee Residential Use and DP Exemption.



Q3 2017 - Application Type (number of applications)

- OCP Amendments - 1
- Rezonings - 32
- Development Permits - 10
- Agricultural Land Reserve - 3
- Subdivisions - 31
- ▭ 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:

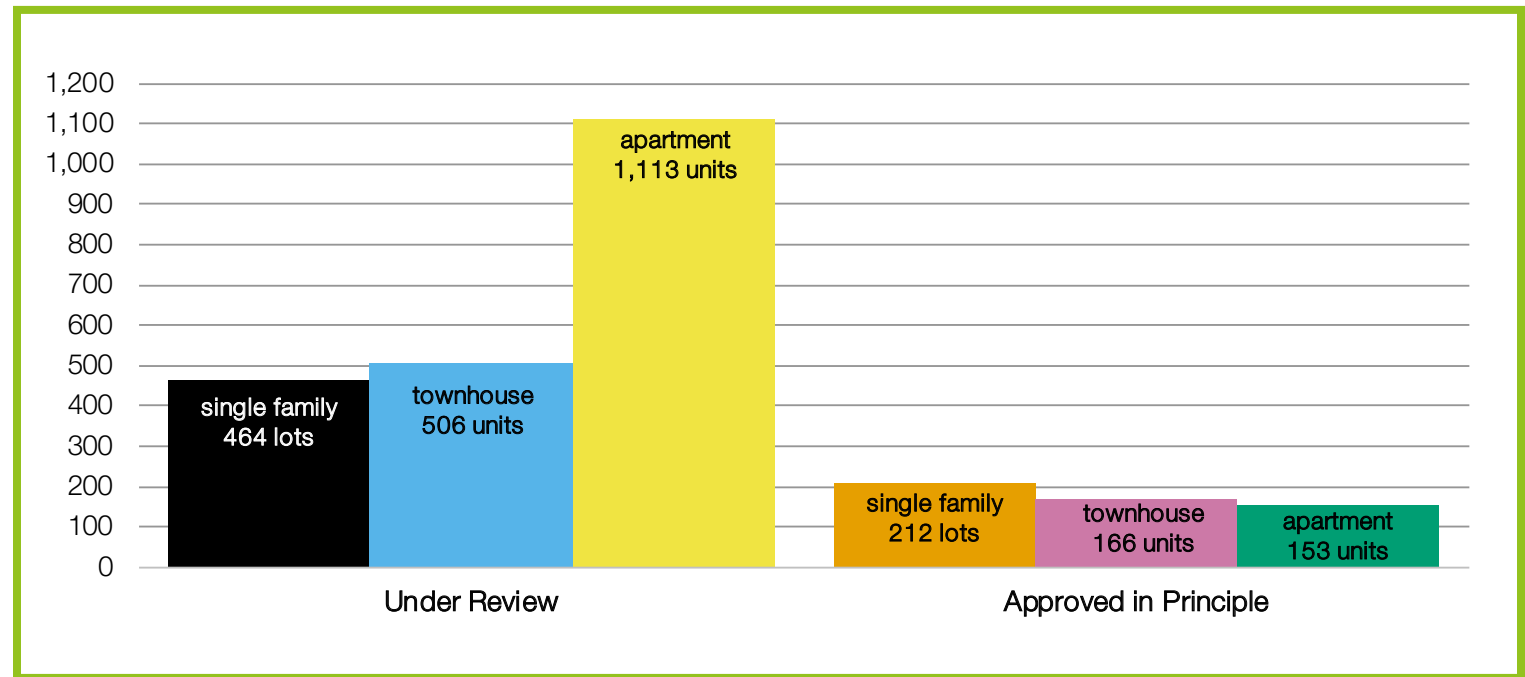
- A total of 676 single family lots are in-stream with 464 under review (UR) and 212 approved in principle (AIP). Of these, 96% (653 lots) are within the Urban Development Boundary (UDB).
- Notable projects include:
 - Several applications in Clayburn with a total 173 new lots in Clayburn.
 - 123 lots in Whatcom (Eagle Mountain)
 - 122 new lots in Auguston

Townhouse:

- A total of 672 townhouse units are in-stream with 506 UR and 166 AIP.
- Notable projects include:
 - 190 units on the south side of Marshall Road (Whatcom)
 - 171 units on Livingston Avenue (Townline)
 - 84 units in a combination of stacked and detached townhouses on Lower Sumas Mountain Road (Whatcom)

Apartment:

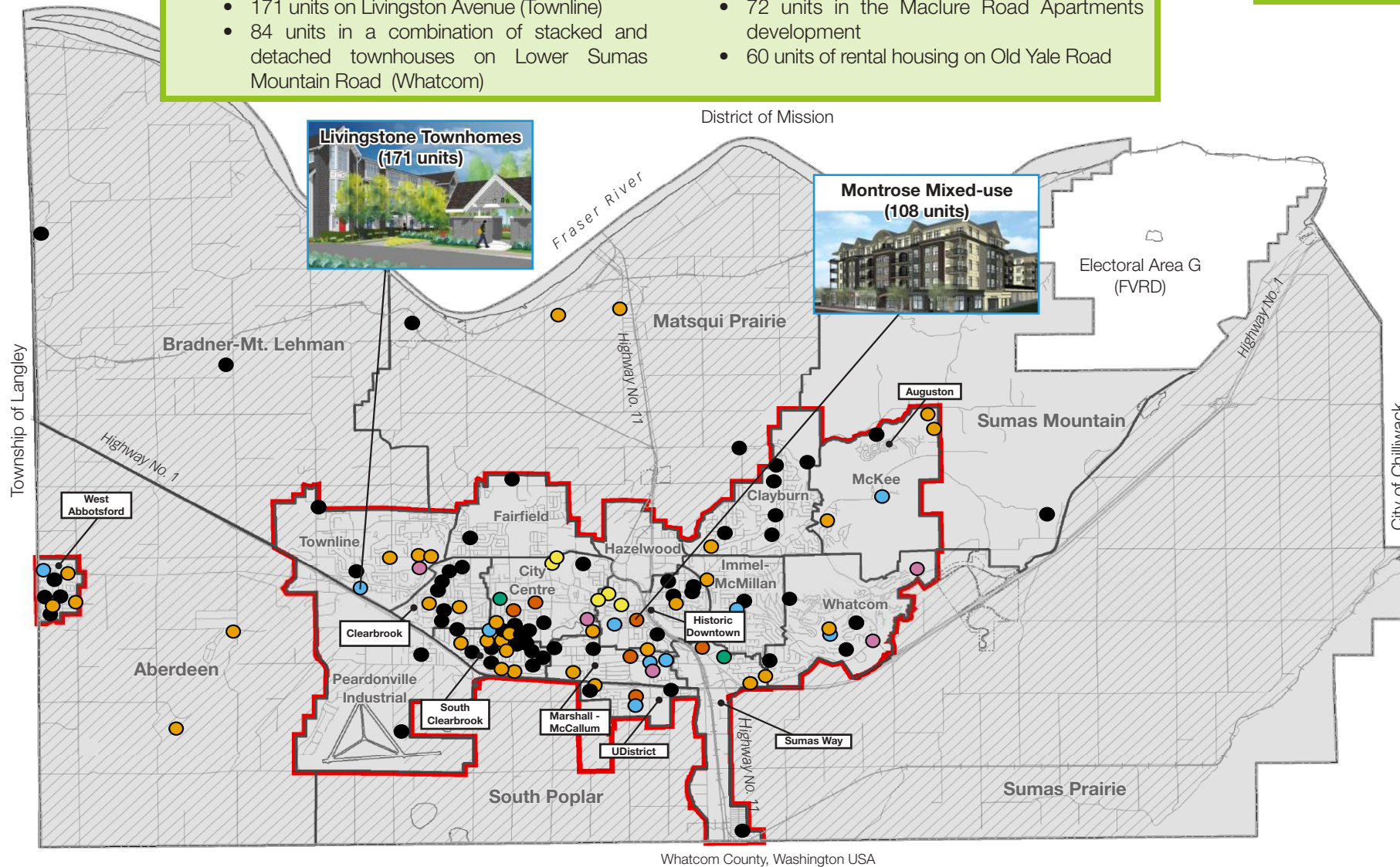
- A total of 1,266 apartment units are in-stream with 1,113 UR and 153 AIP.
- Notable projects:
 - 282 unit mixed-use development at the Abbotsford-Mission news office site on Gladys.
 - 210 unit mixed-use development at King Road and the King Connector in the UDistrict
 - 142 units in 2 six-storey buildings on Gladwin Road.
 - 140 units on McCallum Road at the Towne Cinema site (in combination with 75 townhouse units)
 - 108 unit mixed-use development on Montrose Avenue.
 - 72 units in the Maclure Road Apartments development
 - 60 units of rental housing on Old Yale Road



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

There is a total of 2,614 in-stream residential lots/units - 74% multi-family and 26% single family.

Mixed use applications include 607 apartment units under review and no apartment units approved in principle, along with a commercial component (see pages 10-11). This represents 48% of all apartment units in-stream.



Q3 2017 - Application Type (number of applications)

- Single Family UR (Under Review) - 59
- Single Family AIP (Approved in Principle) - 33
- Townhouse UR - 10
- Townhouse AIP - 5
- Apartment UR - 6
- Apartment AIP - 2
- Mixed Use UR - 6
- Mixed Use AIP - 0
- 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:

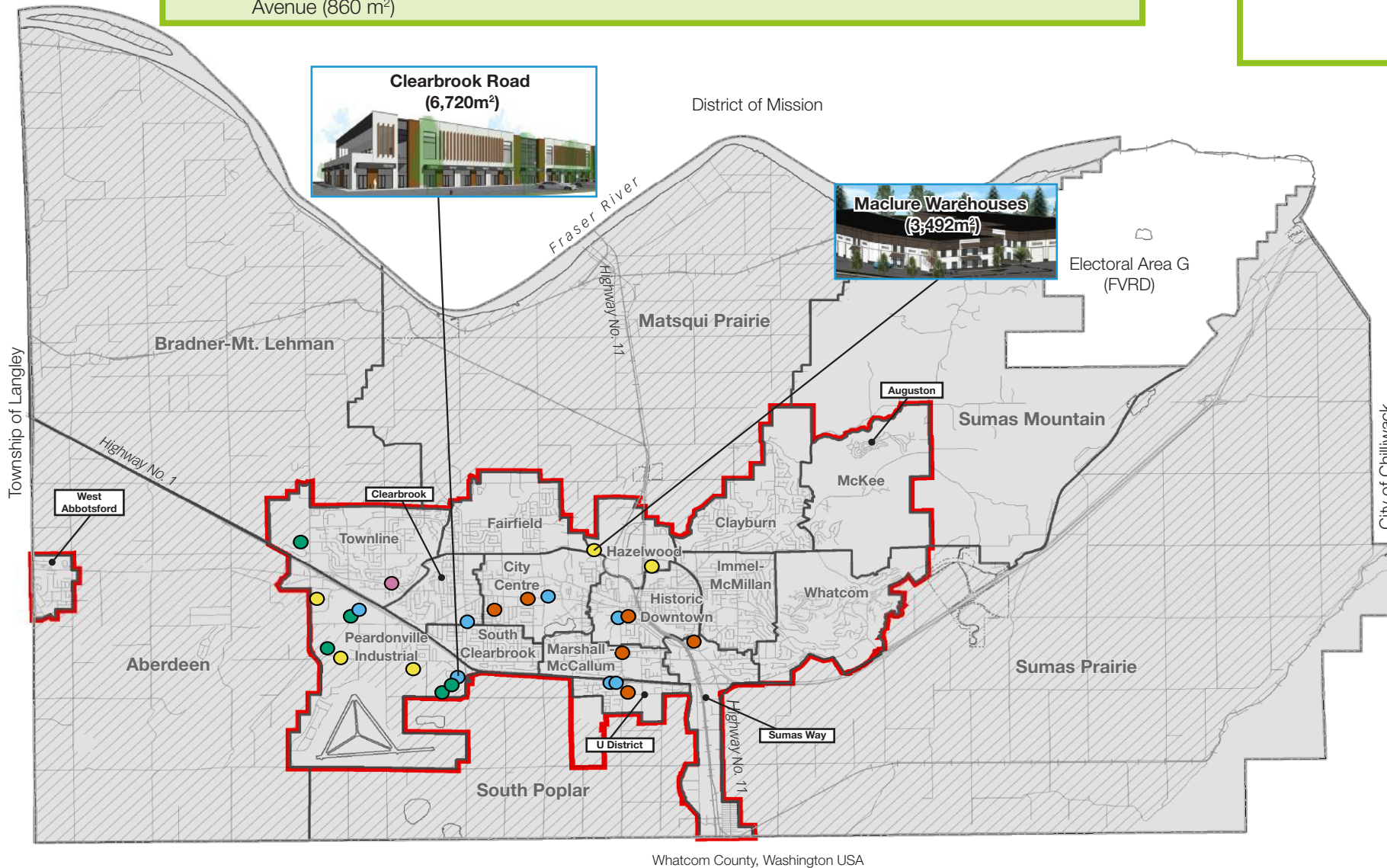
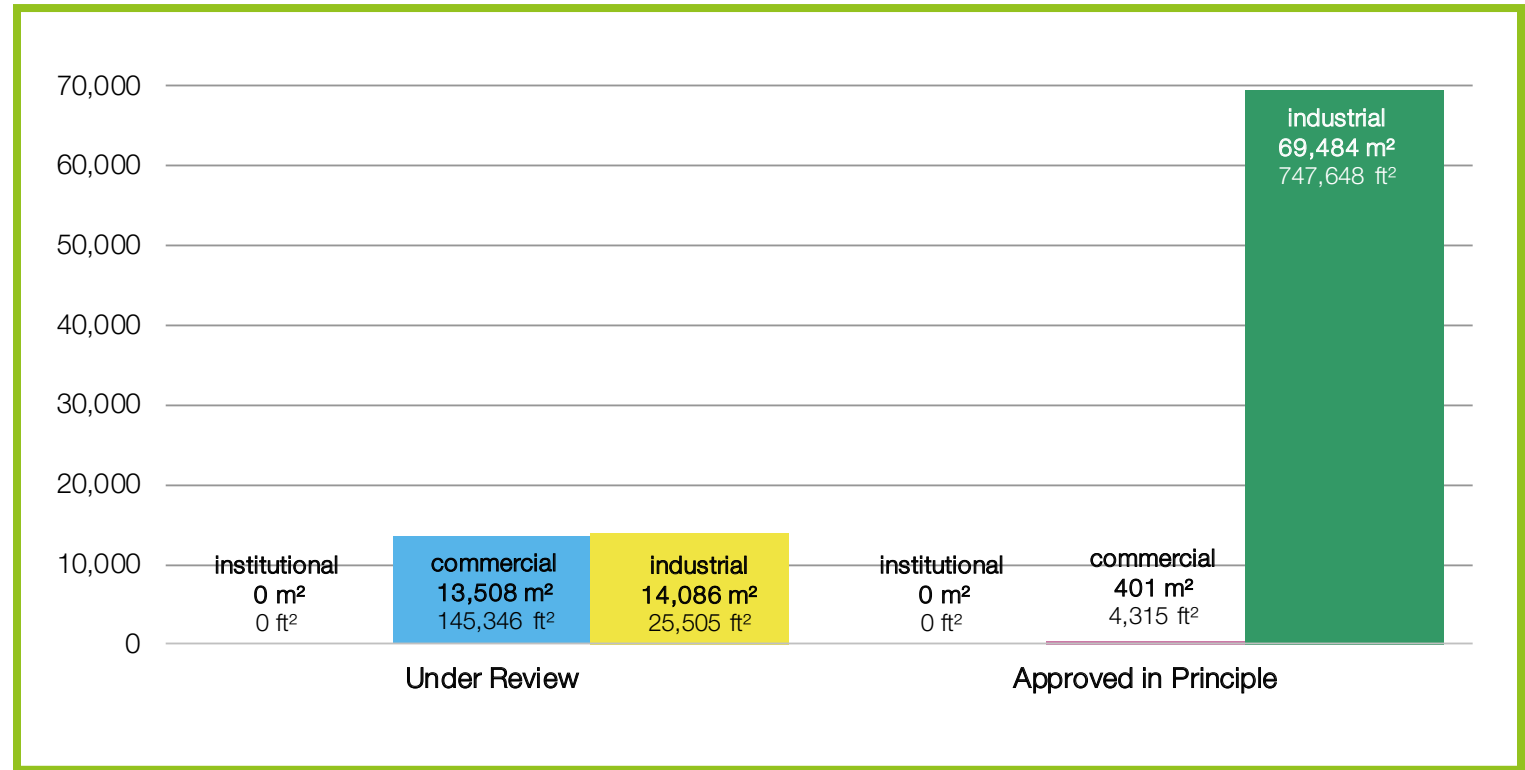
- No institutional applications were under review (UR) or Approved in Principle (AIP) in the second quarter.

Commercial:

- A total of 13,909 m² of commercial floor space is in-stream with 13,508 m² UR and 401 m² AIP.
- Notable projects include:
 - Two commercial buildings on Clearbrook Road (6,720 m²)
 - 4-storey development with 7 retail and 11 office units on Mayfair Avenue (2,625 m²)
 - Two-storey office building on Gladys Avenue (2,021 m²).
 - Retail in mixed-use development on Montrose Avenue (860 m²)

Industrial:

- A total of 83,570 m² of industrial floor space is in-stream with 14,086 m² UR and 69,484 m² AIP.
- Notable projects include:
 - A manufacturing and distribution facility for Mayne Coatings (34,868 m²) in the Clearbrook industrial area
 - A multi-tenant industrial building on Marshall Road (7,839 m²)
 - A processing and storage facility (4,348 m²) south of Marshall Road on Riverside Road.
 - Two warehouses on Maclure Road (3,492 m²)
 - New "Glencoe Electric" warehouse and office (1,520 m²)



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

There is a total of 97,479 m² in-stream ICI floor space - 86% in the form of industrial floor space and 14% commercial.

Mixed use applications include 6,102 m² of commercial floor space under review and approved in principle along with an apartment component (see pages 8-9). This represents 44% of all commercial floor space in-stream.

Q3 2017 - Application Type (number of applications)

- Institutional UR (Under Review) - 0
- Institutional AIP (Approved in Principle) - 0
- Commercial UR - 5
- Commercial AIP - 1
- Industrial UR - 5
- Industrial AIP - 5
- Mixed Use UR - 6
- Mixed Use AIP - 0
- ▭ 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 2 single family lots approved in Q3 2017. The 5 year average for approved single family lots is 110, while the 10 year average is 157 lots. Based on the number of single family lots in-stream (676 lots), an increase in the number of approved lots is expected in subsequent quarters.

Townhouse:

There were 34 townhouse units approved in Q3 2017. The 5 year average for townhouses is 191 units and 10 year average is 152 units. The 5 year and 10 year averages were surpassed in Q3, with another 672

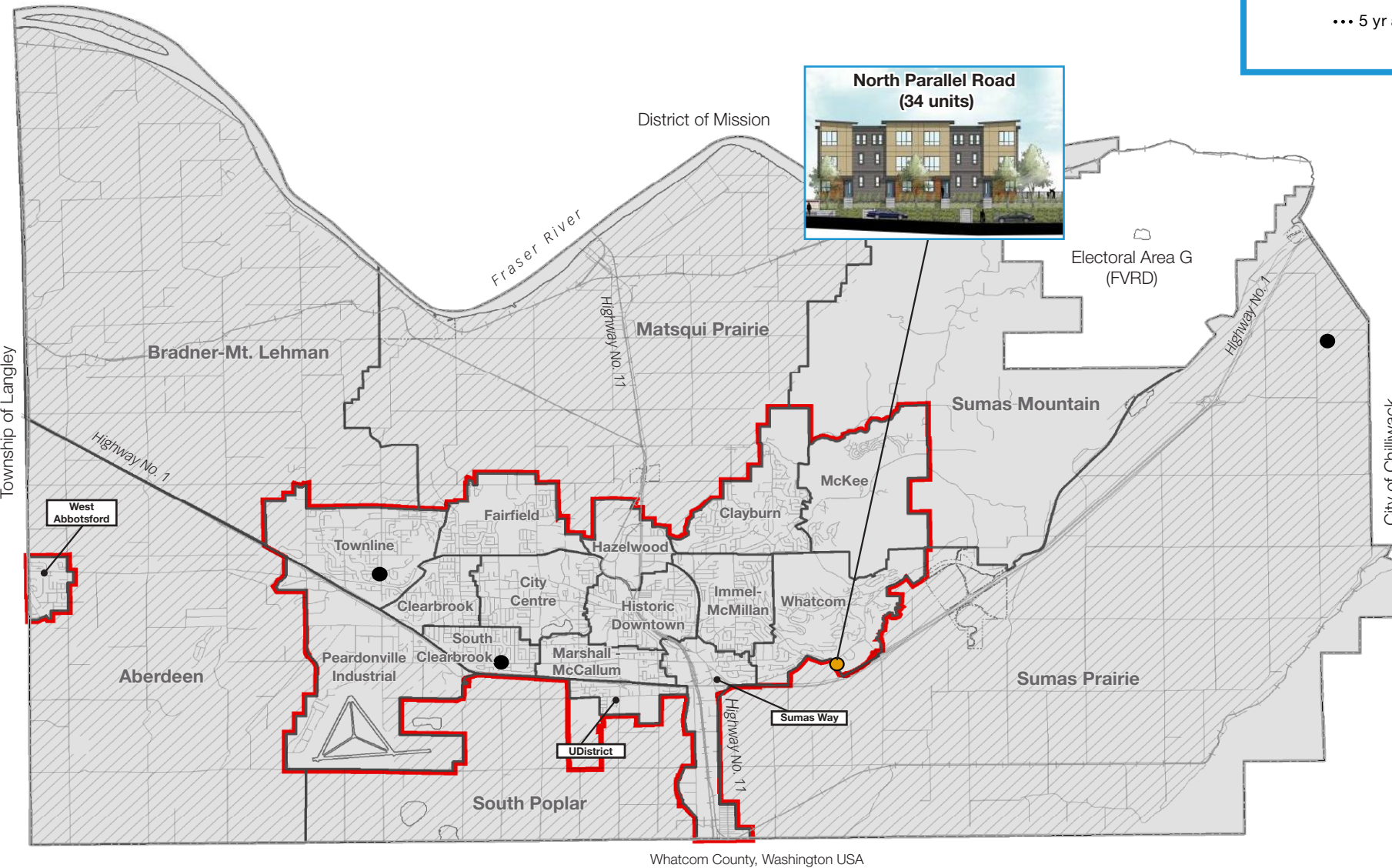
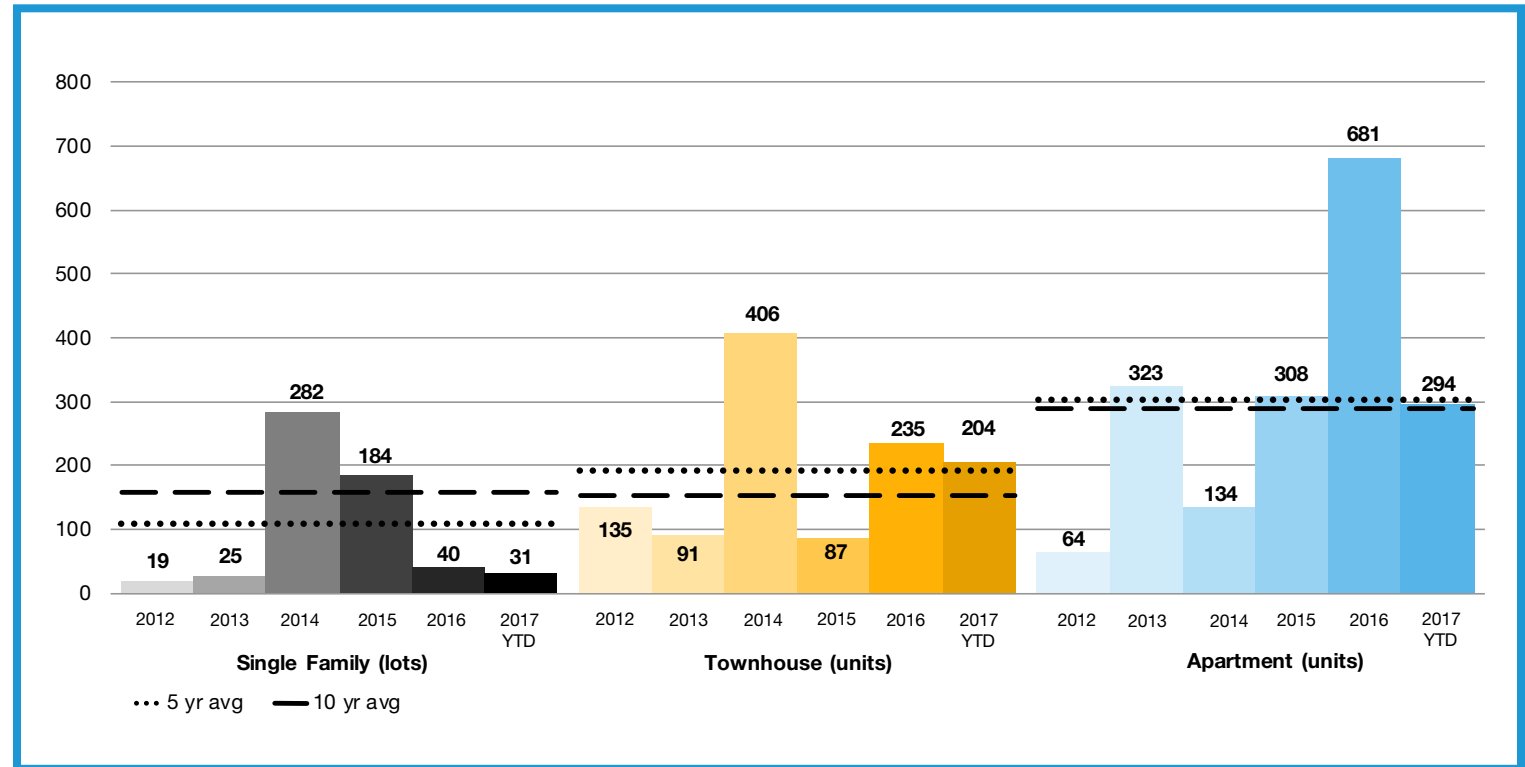
townhouses in-stream.

One Notable project:

- Another phase of the multi-family developments on North Parallel Road in Whatcom (34 units)

Apartment:

No apartment units were approved in Q3. The 5 year average for approved apartment units is 302 units, while the 10 year average is 289 units. With 1,266 units in-stream, both averages are expected to be exceeded before the end of the year.



Approved residential applications in the Third quarter of 2017 were collected from Development Permit applications.

There were 34 townhouse units and no apartment units approved in Q3 2017. Multi-family housing made up 94% of the approved residential units this quarter.

The OCP targets 75% of growth in existing urban areas and 25% in the New Neighbourhoods. For 2017 year-to-date, 93% of units/lots in approved residential applications are in existing urban areas and 7% are in the New Neighbourhoods.

Q3 2017 - Application Type (lots/units)

- Single Family (2 lots)
- Townhouse (34 units)
- Apartment (0 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 application approved or in-stream for Q3 2017.

Commercial:

There was a total of 5,368 m² commercial floor space approved in Q3 2017.

Notable projects include:

- “No Frills” grocery store & a second building with CRUs on Marshall Road (3,623 m²)
- Two commercial buildings on Fraser Highway at Lefeuve Road (1,545 m²)

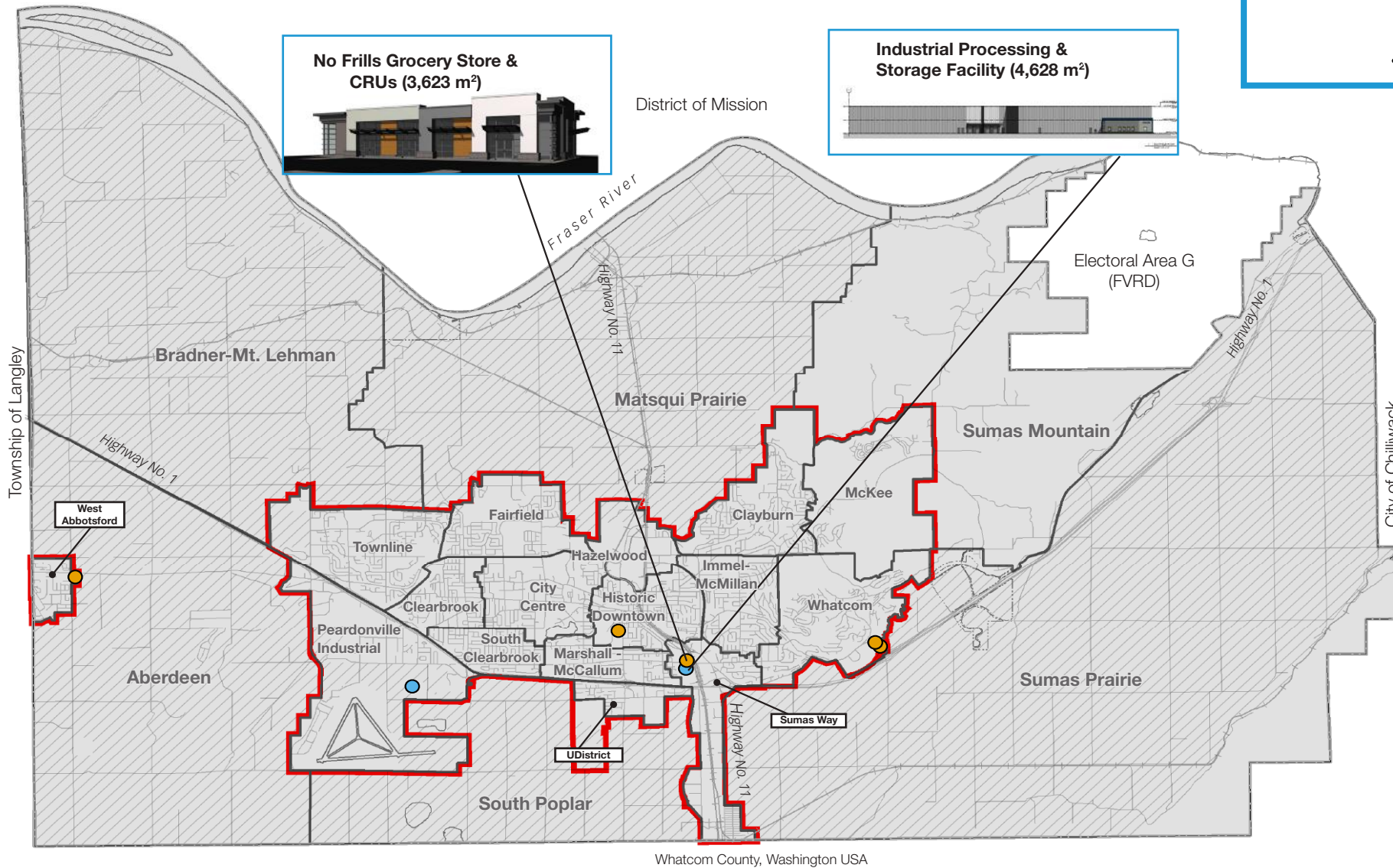
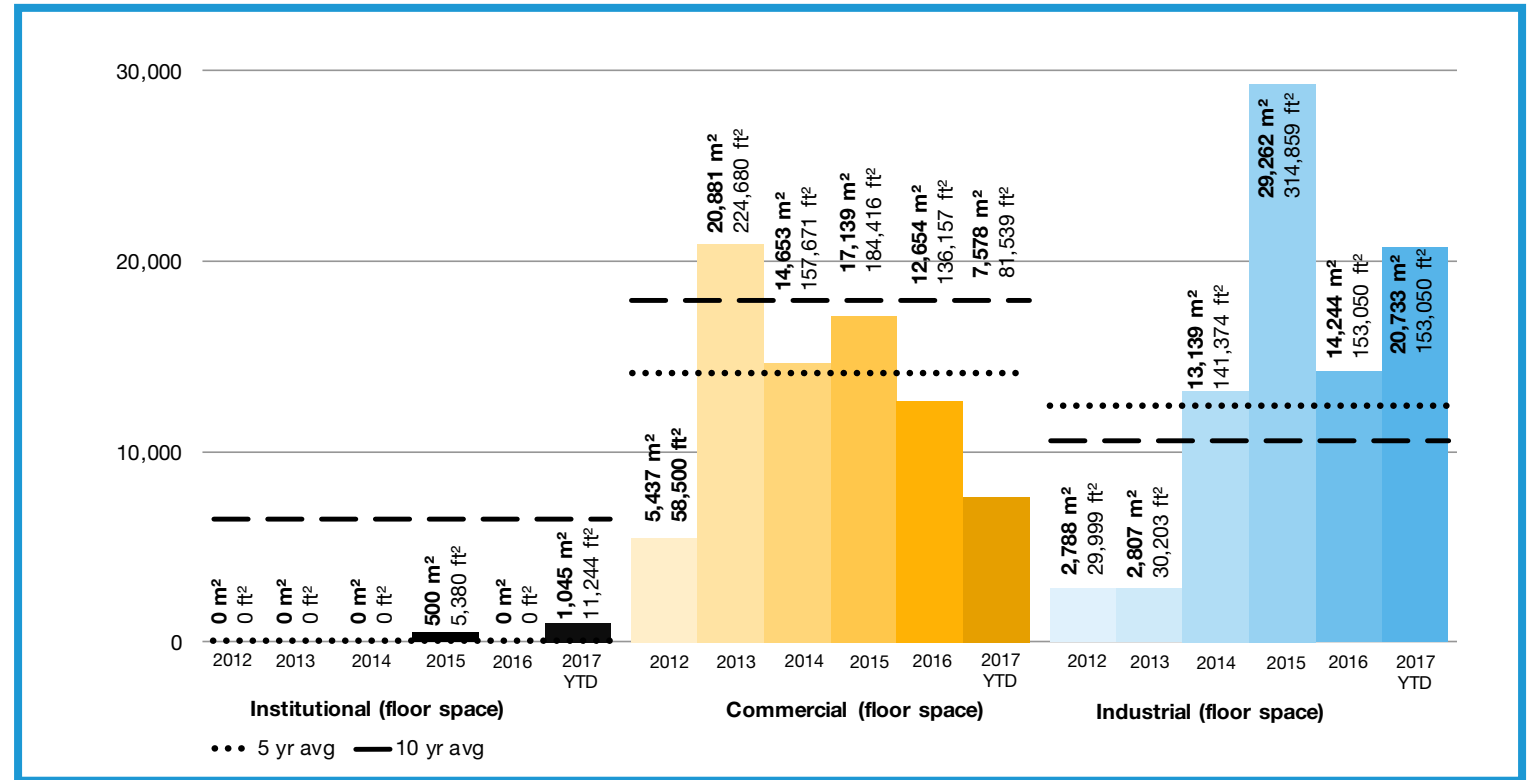
Industrial:

There was a total of 5,757 m² of industrial floor space approved in Q3 2017.

Notable projects include:

- A processing and storage industrial building on Riverside Road (4,628 m²)
- Water supply company (Corix) industrial building on Foy Street (1,129 m²)

The 5 year average is 12,444 m² and the 10 year average 10,568 m² for approved industrial floor space. Both averages were surpassed in previous quarters. The 2017 total so far has exceeded the previous year. There is another 83,570 m² in-stream.



Approved ICI applications in the third quarter of 2017 were collected from Development Permit applications for commercial and industrial projects and from Rezoning applications for institutional projects.

There was a total of 11,125 m² of ICI floor space approved, with 48% in the form of commercial, and 52% industrial.

There were no mixed use application approved in Q3 2017. With five mixed use applications in progress, staff anticipate more approvals in subsequent quarters.

Q3 2017 - Application Type (floor space)

- Institutional (0 m²)
- Commercial (5,368 m²)
- Industrial (5,757 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 & Improvements)

Q3 - 2017	Q3 - 2016
438 total issued building permits	403
37 agricultural	33
90 commercial	111
205 residential (single family)	193
52 multi-family	26
28 industrial	25
15 institutional	8
11 other	7

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 2017 increased compared to Q3 2016. There was a significant increase in total construction value. Between Q3 2016 and Q3 2017, there was a 8% increase in the number of issued building permits, and a 83% (\$25.7 million) increase in construction value. The Q3 2017 construction value is 75% higher than the 5 year, and 89% higher than the 10 year, average construction values. This increase can be attributed large projects across multi-family, industrial and agricultural categories.

Agricultural building permits increased by 4. The overall construction value increased greatly by \$11.6 million (300%) from Q3 2016 to Q3 2017. The highest valued projects included greenhouses on Bradner Road (\$6.8 million), and an on-farm processor on Townshipline Road (\$1.8 million).

The number of **commercial** building permits decreased by 21 from Q3 2016, and their overall construction value increased by \$2.0 million (25%). Notable projects include offices on Fraser Highway (\$1.1 million), and retail on Gladwin Road (\$1.0 million).

The number of single family **residential** permits increased by 12 in Q3 2017 compared to Q3 2016. Overall construction value increased by \$16.4 million (95%). The largest clusters of approved single family building permits can be found in Mckee, Whatcom and Old Clayburn.

The number of **multi-family** building permits increased by 26 from Q3 2016 to Q3 2017, and the construction value decreased by \$12.6 million (28%). Notable permits include the Salton Road apartment developments (62 units) for \$8.6 million, and townhouses on Simon Road (73 units) for \$11.1 million.

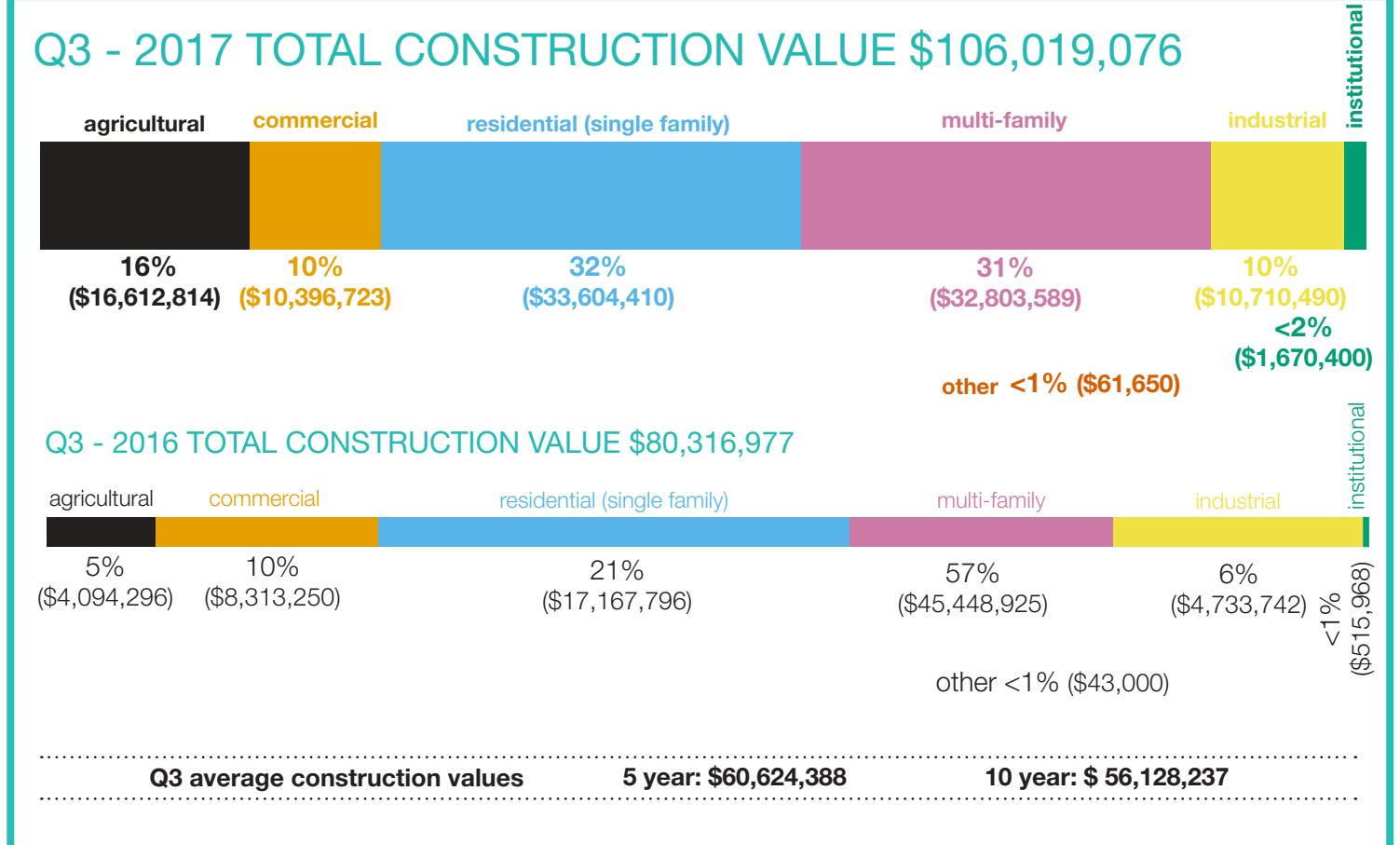
The number of **industrial** building permits in Q3 2017 increased by 3 compared to Q3 2016, and the construction value increased by \$5.9 million (126%). One notable project includes the industrial building on Enterprise Avenue (\$2.6 million).

Institutional building permits increased by 7 from Q3 2016 to Q3 2017, and the construction value increased from \$0.5 million in Q3 2016 to \$1.6 million in Q3 2017.



Issued Building Permits

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



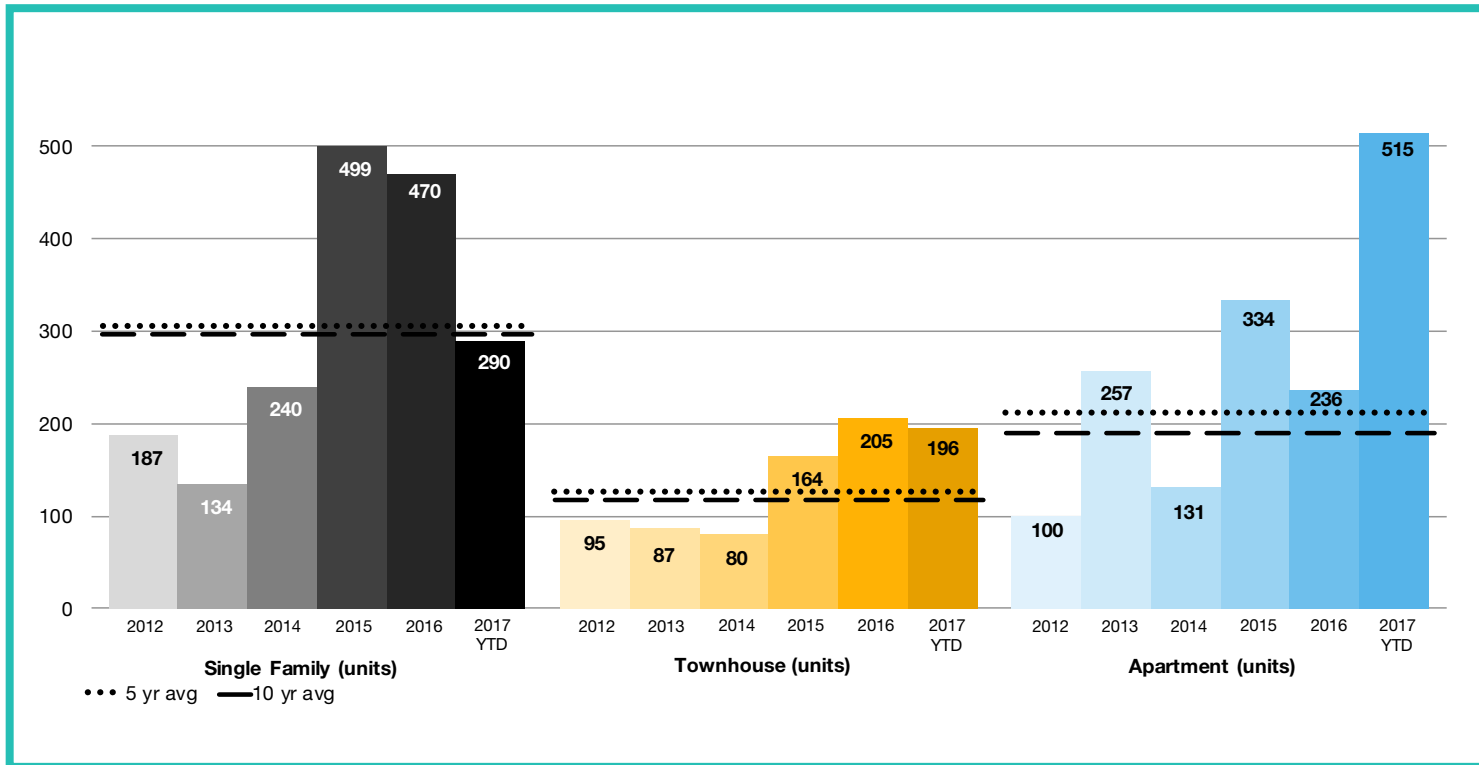
Number of Building Inspections





Issued Residential Building Permits

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



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

Single Family:

Single family building permits added 101 new single family dwelling units in Q3 (this includes secondary suites and coach houses). The 5 year average is 306 dwelling units and the 10 year average is 296 dwellings units.

Townhouses:

There were 125 new townhouse building permits issued in Q3 2017. With 670 townhouse units in-stream in development applications, staff expect an increase in permits in subsequent

quarters. The 5 year average is 126 units and the 10 year average is 117.

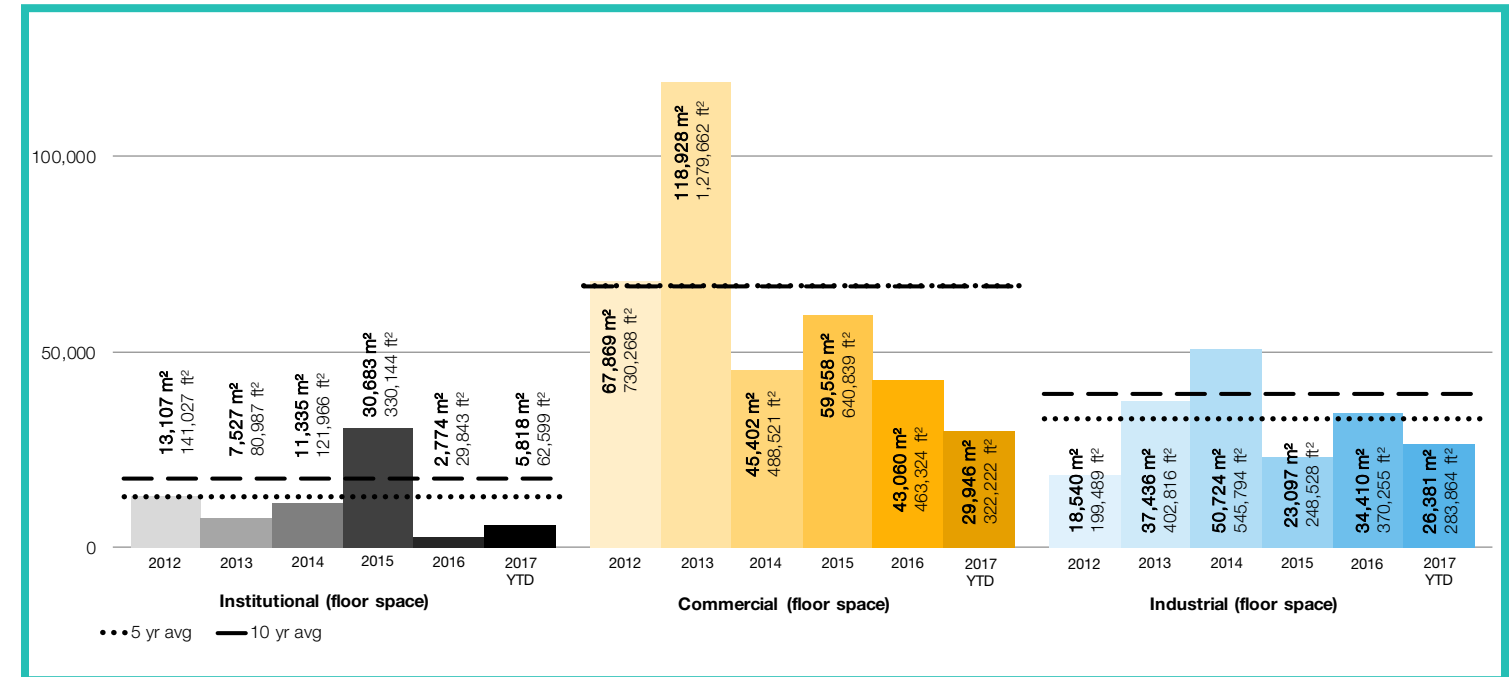
Apartment:

There were 62 new apartment building permits issued in this quarter. With 1,266 apartment units in-stream in development applications, staff expect an increase in permits in subsequent quarters. The 5 year average is 212 units; and, the 10 year average is 190 units.



Issued ICI & Agricultural Building Permits

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



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

Institutional:

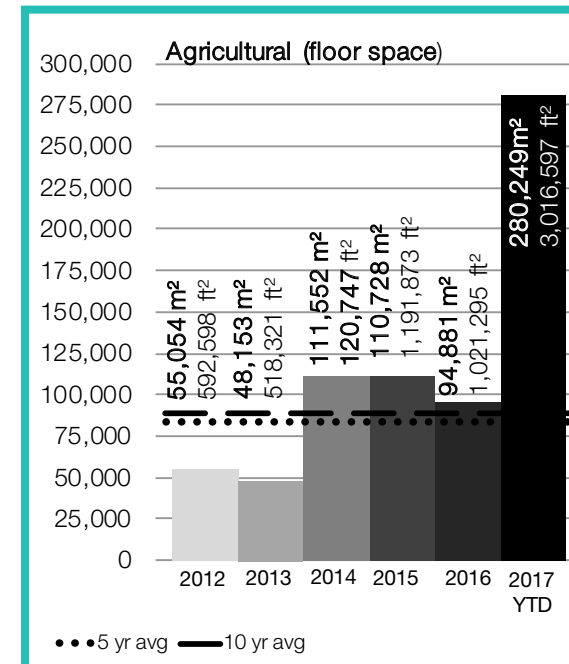
There were 15 institutional permits issued in Q3 2017 for 80 m² of improvements and new construction/floor space.

Industrial:

There were 28 permits issued for a total of 9,826 m² floor space in Q3 2017.

Commercial:

In Q3 2017, 90 building permits were issued for 7,637 m² of improvements and new construction/floor space.



Agricultural:

There were 38 building permits issued and 104,848 m² of agricultural construction in Q3 2017. Two permits for new greenhouses on Bradner Road and Townshipline Road accounted for 76% of the floor space in permits issued and accounted for the large increase for the quarter

The types of construction permits issued included barns, greenhouses, and machine sheds. The 5 year average is 84,073 m² and the 10 year average is 89,391 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 third quarter of 2017. Includes **new** single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional construction/floor space.

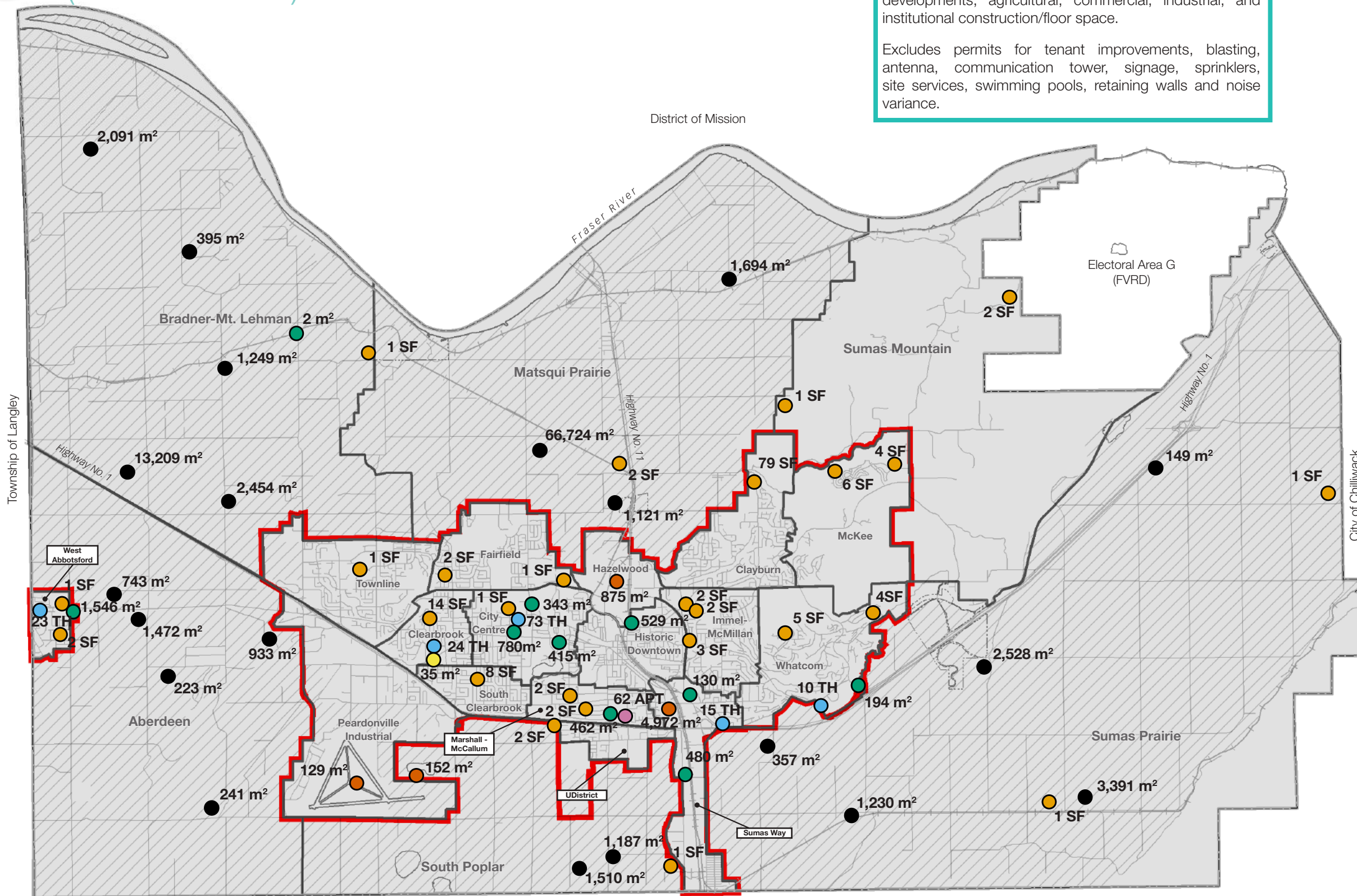
Excludes permits for tenant improvements, blasting, antenna, communication tower, signage, sprinklers, site services, swimming pools, retaining walls and noise variance.

Q3 2017 - Building Permit Type (units/floor space of new construction)

- Agricultural (102,901 m²)
- Single Family - SF (150 dwellings)
- Townhouses - TH (125 units)
- Apartments - APT (62 units)
- Institutional (35 m²)
- Commercial (4,881 m²)
- Industrial (6,128 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



PLAN 200K is a city initiative to help bring to life Abbotsford's new Official Community Plan as the city grows towards 200,000 residents.

For the full list of plans, studies, and projects:

604-864-5510

Plan200K@abbotsford.ca

http://www.abbotsford.ca/plan200K

Current Initiatives

AgRefresh

On July 31, Council received the AgRefresh Stage 2 New Directions Report, concluding Stage 2 and launching the more detailed work of Stage 3.

The New Directions Report summarizes AgRefresh Stage 2 engagement feedback for a range of important agricultural land use topics (11), and sets high level direction to help guide the preparation of more detailed OCP policy, Zoning Bylaw updates and a Bylaw Compliance Strategy in Stage 3.

The report includes a high level New Direction statement for each topic and supporting detail on how the City may achieve the New Direction.

Throughout summer and early fall, the project team researched and prepared more detailed policy and regulatory options for each topic, in preparation for further community discussion.

Next steps include a fall 2017 round of community engagement for feedback on early policy ideas, followed by further refinement and preparation of draft recommendations for Council in 2018.



For more information, visit: www.abbotsford.ca/agrefresh

Industrial Land Supply Study

The City of Abbotsford is in the process of completing the Industrial Land Supply Study, a comprehensive planning process to identify opportunities for future industrial growth in the city. The Industrial Land Supply Study provides a clear understanding of Abbotsford's current and potential capacity for industrial growth, building on earlier work undertaken for the 2016 Official Community Plan.

In Q3, a public hearing for stage 3 of the Industrial Land Supply Study, the ALR exclusion application, was held on July 17, 2017 pursuant to Section 29 of the Agricultural Land Commission Act.

Council received the Stage 3 ALR exclusion application on July 31, 2017 and decided to forward Special Study Area A in its entirety and the western portion of Special Study Area B to the ALC for consideration.

The application has been received by the ALC and City staff await the ALC decision. In Stage 4, the OCP Amendment enacts the ALC's approval for exclusion (if granted) by designating the excluded areas for industrial use in the City's OCP.

More information, visit http://www.abbotsford.ca/city_hall/plan_for_200K/plan_for_200K_-_industrial_land_supply.htm

Historic Downtown Neighbourhood Plan

Over the past summer, staff completed public engagement for the Historic Downtown Neighbourhood Plan. Eight conversation boards were placed in different storefronts, asking visitors questions about what they would like in the neighbourhood in the future. The topics included housing options, shopping streets, parking, transportation choices, historic character, natural features and connections, amenities and events, and parks and plazas. The conversation boards were also featured at a Farmers Market and Berryfest, and overall approximately 230 participants provided feedback on each of the eight topics.

Following this engagement staff hosted a workshop to help create a concept for the neighbourhood. This workshop used background research information and conversation board input to create a vision for the neighbourhood. Four different concepts were created, and staff are now refining these four concepts into one concept for presentation to Council in Fall 2017.

The next step will be to test the concept through additional public engagement and infrastructure assessments. Based on the additional feedback and results from this testing, the preferred concept will be updated into a draft neighbourhood plan, anticipated by Spring 2018.

City Centre Neighbourhood Plan

On July 27, the City staff hosted an interactive workshop to better understand the community's desires for the future of Abbotsford's City Centre neighbourhood. Property owners, local developers, community organizations, City Council members, and various City departments were invited to participate at the Sandman Inn and approximately 40 people provided their input.

The workshop began with a presentation on the City Centre Neighbourhood Plan background research and an update on community engagement results. Then, participants were divided into four groups, each with a facilitator and designer to help translate ideas into a concept sketch. Each group was tasked with solving four challenges: 1) Break up large blocks, 2) Distribute gathering spaces, 3) Identify retail streets, and 4) Connect the Civic Precinct to Mill Lake.

Finally, at the end of the workshop, everyone was asked to write down three essential elements for the City Centre's success as it evolves in the future.

Staff are completing a Concept Report that summarizes this work and expect to engage the community once again in early 2018.



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