Planning & Development Services

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

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

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

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

Building Permits 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

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

The Planning and Development Services (PDS) 2017 First 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 first quarter of 2017, and growth and development activity. The main initiatives for Q1 2017 were Stage 2 of AgRefresh and Stage 1 of the Industrial Land Supply Study. Staff coordinated 82 Development Inquiry Meetings, received 57 development applications, issued 382 building permits, and completed 2,907 building inspections.

We will continue to build on these achievements and look forward to a busy second 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 Q1, staff coordinated 82 Development Inquiry Meetings (DIM), which exceeds the Q1 2016 number (61), and the 65 DIMs during Q4 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 57% 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 (6) and industrial (7) represented an additional 16% of total inquiries. Inquiries related to agricultural land (8) represented 10% of DIMs hosted this quarter. Mixed use developments (6) represented 7% of inquiries. There were 4 institutional inquiries.
Land Development Applications Received

The total number of all development applications received in Q1 2017 is 57, compared to 52 in Q1 2016. Compared to Q1 2016, rezoning applications increased by 7, and Subdivision and Agriculture Land Reserve applications both increased by 4 this quarter. Development Permit applications decreased by 8 between Q1 2016 and Q1 2017.

10 additional development applications were received in the first quarter of 2017, including Cell Tower, Second Dwelling, Liquor Licence and Registered Legal Document Appeal applications.

Q1 2017 - Application Type (number of applications)

- OCP Amendments - 0
- Rezonings - 22
- Development Permits - 11
- Agricultural Land Reserve - 5
- Subdivisions - 19

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 504 single family lots are in-stream with 380 under review (UR) and 124 approved in principle (AIP). Of these, 95% (481 lots) are within the Urban Development Boundary (UDB).
- Notable projects include:
  - Several subdivision applications in Whatcom (Eagle Mountain) with a total 203 new lots under review.
  - 75 new lots AIP in Auguston.

**Townhouse:**
- A total of 574 townhouse units are in-stream with 408 UR and 166 AIP.
- Notable projects include:
  - 150 units UR on the south side of Marshall Road.
  - 115 units AIP in West Abbotsford.

**Apartment:**
- A total of 853 apartment units are in-stream with 669 UR and 184 AIP.
- Notable projects:
  - 210 unit mixed-use development UR at King Road and the King Connector in the UDistrict.
  - 140 units UR on McCallum Road at the Towne Cinema site in combination with 75 townhouse units.
  - 72 units in the Maclure Road Apartments development.

81 units in a combination of stacked and detached buildings on Lower Sumas Road.
75 units on McCallum Road on the Towne Cinema site (in combination with 140 apartment units) in the UDistrict.

Mixed use applications include 256 apartment units under review and 73 apartment units approved in principle, along with a commercial component (see pages 10-11). This represents 39% of all apartment units in-stream.

![In-stream residential applications (under review and approved in principle)](image_url)

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

There is a total of 1,931 in-stream residential lots/units - 74% multi-family and 26% single family.

Mixed use applications include 256 apartment units under review and 73 apartment units approved in principle, along with a commercial component (see pages 10-11). This represents 39% of all apartment units in-stream.

**Q1 2017 - Application Type (number of applications)**
- Single Family UR (Under Review) - 39
- Single Family AIP (Approved in Principle) - 23
- Townhouse UR - 8
- Townhouse AIP - 3
- Apartment UR - 5
- Apartment AIP - 2
- Mixed Use UR - 4
- Mixed Use AIP - 1

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 remains at the Approved in Principle (AIP) stage.

Commercial:
- A total of 11,806 m² of commercial floor space is in-stream with 8,629 m² UR and 3,177 m² AIP.
- Notable projects include:
  - No Frills" development (3,623 m²)
  - New Tim Hortons' drive thru on Clearbrook Road (94 m²)

Industrial:
- A total of 78,028 m² of industrial floor space is in-stream with 69,428 m² UR and 8,600 m² AIP.
- Notable projects include:
  - A manufacturing and distribution facility for Mayne Coatings (35,762 m²) in the Clearbrook industrial area
  - A mini storage facility (28,383 m²) on Peardavorite Road
  - A processing and storage facility (4,408 m²) south of Marshall Road on Riverside Road

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 90,879 m² in-stream ICI floor space - 86% in the form of industrial floor space and 13% commercial.

Mixed use applications include 4,491 m² of commercial floor space under review and 995 m² approved in principle along with an apartment component (see pages 8-9). This represents 46% of all commercial floor space in-stream.

Q1 2017 - Application Type (number of applications)
- Institutional UR (Under Review) - 0
- Institutional AIP (Approved in Principle) - 1
- Commercial UR - 7
- Commercial AIP - 5
- Industrial UR - 4
- Industrial AIP - 6
- Mixed Use UR - 4
- Mixed Use AIP - 1

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:
The number of single family lots approved in Q1 2017 was 26. 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 (504 lots), an increase in the number of approved lots is expected in subsequent quarters.

Townhouse:
One townhouse project (28 units) was approved in Q1 2017. The 5 year average for townhouses is 191 units and the 10 year average is 152 units. Based on the number of townhouses in-stream (574), an increase in the number of approved units is expected.

Apartment:
183 apartment units were approved in Q1 2017 with 55% in mixed-use developments.

- Notable projects include:
  - Mill District Apartments (82 Units)
  - Mixed-use development on James Street with commercial at grade and 6-storeys of apartments above (64 units)
  - Mixed-use development on James Street with commercial at grade and 3-storeys of apartments above (37 units)

The 5 year average for approved apartment units is 302 units, while the 10 year average is 289 units.

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

There were 28 townhouse units and 183 apartment units approved in Q1 2017. Multi-family housing made up 89% of the approved residential units this quarter.

Q1 2017 - Application Type (lots/units)
- Single Family (26 lots)
- Townhouse (28 units)
- Apartment (82 units)
- Mixed Use (101 units)

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

FIRST QUARTER 2017

Higway No. 1

Electoral Area G (FVRD)

District of Mission

Clearbrook

Sumas Prairie

Sumas Mountain

City of Chilliwack

Aberdeen

Townline

Peardonville

Sumas Prairie

Matsqui Prairie

Bradner-Mt. Lehman

Rolling Eyes

North Bluff

Central Bluff

South Bluff

Township of Langley

Whatcom County, Washington USA

VW Dealership Renovation
Automall Dr (692m²)

Structurecraft Industrial Building (4,422 m²)

Approved ICI Applications
Institutional, Commercial & Industrial Floor Space

Institutional: There were no institutional applications approved in Q1 2017.

Commercial: There was a total of 2,210 m² of commercial floor space approved in Q1 2017 with 69% in mixed-use developments.
- Notable projects include:
  - VW Dealership renovation and expansion in the automall (692 m²)
  - A facade upgrade on Essendene Avenue.

Industrial: There was a total of 4,422 m² of industrial floor space approved in Q1 2017. Accounting for all the space was Structurecraft Industrial Building (4,422 m²) on Marshall Road.

The 5 year average is 14,153 m² and the 10 year average is 17,962 m² approved commercial floor space.

There was a total of 6,632 m² of ICI floor space approved, with 33% in the form of commercial and 67% industrial.

There were two mixed use application approved in Q1 2017 accounting for 69% of all commercial.

With five mixed use applications in progress, staff anticipate more approvals in 2017.

Q1 2017 - Application Type (floor space)

- Institutional (0 m²)
- Commercial (692 m²)
- Industrial (4,422 m²)
- Mixed Use (1,518 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.
The total number and total construction value of issued building permits for Q1 2017 increased compared to Q1 2016. Between Q1 2016 and Q1 2017, there was a 6% increase in the number of issued building permits and a 41% ($21.7 million) increase in construction value. The Q1 2017 construction value is 64% higher than the 5 year, and 31% higher than the 10 year, average construction values.

Agricultural building permits decreased by 3. The overall construction value decreased by $0.6 million (10%) from Q1 2016 to Q1 2017. The highest valued projects included an agriculture processing and cold storage building on Bateman Road ($1.2 million), and new poultry barns ($1.0 million & 0.5 million).

The number of commercial building permits increased by 19 from Q1 2016, and their overall construction value increased by $5.7 million (25%). Notable projects include Phase 2 of McCallum Junction ($3.5 million), and two tenant improvements in the Automall: VW Dealership ($2.7 million) and Chrysler Dealership ($1.2 million).

The number of single family residential permits increased by 26 in Q1 2017 compared to Q1 2016. Overall construction value increased by $4.6 million (25%). The largest clusters of approved single family building permits can be found in Mokee, Whatcom and Townline.

The number of multi-family building permits decreased by 13 from Q1 2016 to Q1 2017, but the construction value greatly increased by $14.8 million (93%). Notable permits include three separate apartment developments: Salton Road Properties (66 units) for $13.9 million, Central Park Village Phase 2 on Gladwin Rd (48 units) for $10.5 million, and Parallel 2 (44 units) for $6 million.

The number of industrial building permits in Q1 2017 decreased by 11 compared to Q1 2016, and the construction value decreased by $2.8 million (26%). Notable projects include the Structurcraft manufacturing building on Foy Street ($3.0 million), and a warehouse on Marshall Road ($1.8 million).

Institutional building permits decreased by 3 from Q1 2016 to Q1 2017, and the construction value decreased by $0.3 million (99%).
Issued Residential Building Permits
Single Family, Townhouse & Apartment
(New Construction & Improvements)

- **Single Family:**
  - Building permits added 100 new single family dwelling units in Q1 (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 no new townhouse building permits issued in Q1 2017. With 574 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 158 new apartment units issued building permits in this quarter. 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)

- **Institutional:**
  - There were 4 institutional permits issued in Q1 2017 for 335 m² of new and improvement construction/floor space.

- **Commercial:**
  - In Q1 2017, 90 building permits were issued for 14,243 m² of new and improvement construction/floor space.

- **Industrial:**
  - There were 31 permits issued for a total of 11,292 m² of new and improvement construction/floor space.

- **Agricultural:**
  - There were 30 building permits issued and 28,465 m² of agricultural construction in Q1 2017. The types of construction permits issued included barns, greenhouses, machine sheds and agri-commercial buildings. 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 first 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, antennas, communication tower, signage, sprinklers, site services, swimming pools, retaining walls and noise variance.

Q1 2017 - Building Permit Type (units/floor space of new construction)
- Agricultural (24,036 m²)
- Single Family - SF (91 dwellings)
- Townhouses - TH (0 units)
- Apartments - APT (158 units)
- Institutional (0 m²)
- Commercial (13,364 m²)
- Industrial (9,840 m²)

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

AgRefresh

AgRefresh is nearing the completion of Stage 2 (New Directions), which builds on the background research and early community input of Stage 1. The second stage started in Fall 2016, developing overarching themes and discussing specific land use topics important to the future of agriculture in Abbotsford.

Community engagement was a significant component of Stage 2, with a variety of outreach initiatives (online survey, workshop, open house, meetings) throughout October and November 2016 that provided insights and feedback from farmers, agricultural and community-based stakeholders, and general citizens.

During the first quarter of 2017, the AgRefresh team focused on analyzing engagement feedback and preparing a series of New Directions that will help shape updates to the OCP and Zoning Bylaw.

Stage 2 engagement was guided by the three overarching agricultural themes and a range of important agriculture topics noted below.

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AgRefresh Stages:

We are here → 1 BACKGROUND RESEARCH
                 → 2 NEW DIRECTIONS
                 → 3 ADOPT NEW POLICY
                 → IMPLEMENT NEW POLICY (ongoing)

A Stage 2 AgRefresh New Directions Report will be presented to Council in Q2/Q3, which will summarize the results of Stage 2 consultation and outline the proposed New Directions that will guide the preparation of more detailed policy and regulation in Stage 3.

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 purpose of the Industrial Land Supply Study is to provide a clear understanding of Abbotsford’s current and potential capacity for industrial growth. The Industrial Land Supply Study builds on earlier work undertaken for the 2016 Official Community Plan. It is one of many plans and studies being completed under the Plan200K initiative to implement the OCP policy directions established through the Abbotsforward process.

On February 20, 2017, Council received the Stage 1 Abbotsford Industrial Land Capacity Analysis which provided an overview of Abbotsford’s local industrial land inventory, and presented key findings of industrial market trends in Abbotsford and across the broader Lower Mainland region. The report identified a demand for additional industrial land, which resulted in the need for further work. Stage 2 work will analyze optimal locations for accommodating future industrial growth in the city.