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

For more information: [www.abbotsford.ca/planning](http://www.abbotsford.ca/planning)
During Q4 staff coordinated 36 Development Inquiry Meetings (DIM), which is an increase of one-third from Q3 (27). 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 upgrades.

Approximately 35% of the inquiries dealt with by staff during Q4 included the rezoning and/or subdivision of property to accommodate small single family residential development (less than 10 new lots) or small scale townhouse developments in existing neighbourhoods. An additional 30% of the inquiries involved the redevelopment or rezoning of existing commercial properties with the majority of sites located within the central urban core of the Urban Development Boundary. Industrial and agricultural development proposals rounded out the preliminary proposals reviewed by staff this quarter.

In Q4 2014 the number of Official Community Plan amendments, Rezoning applications and Development Permit applications increased; while Subdivision applications and Agricultural Land Reserve applications decreased from Q3 2014.

### Development Inquiry Meetings

**Development Inquiry Meetings**

**In-Stream Applications**

**Residential Units** Development Permit & Subdivision Applications (see map on page 8 & 9)

- Single family:  
  - A total of 245 single family lots are under review (UR) and approved in principle (AIP). 226 (92%) of the lots UR and AIP are within the Urban Development Boundary (UDB).
  - All of the 194 lots AIP are within the UDB, with 79 (30%) in West Townline, 48 (25%) in Old Abbotsford, and 41 (21%) in Auguston (Sumas Mountain), and 30 (15%) in Whatcom.
- Townhouse:  
  - A total of 379 townhouses are UR and AIP.
  - Of the 287 townhouses UR, 115 (40%) are in West Abbotsford, 99 (34%) in Whatcom and 54 (19%) in Old Abbotsford.
  - Of the 70 townhouses AIP, 27 units (39%) are in Old Abbotsford, 30 (43%) in McMillan and 13 (19%) in Clearbrook Centre.
- Apartment:  
  - A total of 693 apartment units are UR and AIP.
  - 453 (65%) of the 693 units are in mixed use developments in the U District, Clearbrook Centre, Mill Lake and West Abbotsford.
  - Of the apartment applications AIP, 163 units (45%) are in Clearbrook Centre, 94 (26%) in the U District, 60 (17%) in Mill Lake and 44 (12%) in Whatcom.

**Institutional, Commercial & Industrial Floor Space**

Rezoning Applications (Institutional), Development Permit Applications (Commercial & Industrial) (see map on page 8 & 9)

- Institutional:  
  - One application is UR for 636 m² of institutional floor space in West Clearbrook for a personal care facility.
- Commercial:  
  - 13,365 m² (30%) of commercial floor space UR is in mixed use developments in the U District, West Abbotsford and Mill Lake. Of the remaining 31,653 m², 18,187 m² (46%) is in Abbotsford Centre, and 9,797 m² (22%) is in East Townline.
  - 2,182 m² (34%) of commercial floor space AIP is in mixed use developments in Clearbrook Centre, and 2,580 m² (39%) is in West Abbotsford.
- Industrial:  
  - 19,673 m² (9%) of industrial floor space UR is north of the airport (YXX) or in the Sumas Way corridor.
  - 16,365 m² (46%) of industrial floor space AIP is north of the airport or in the Sumas Way corridor.
LAND DEVELOPMENT APPLICATIONS RECEIVED

Land development applications received in the fourth quarter of 2014 (not including Development Variance Permit, Second Dwelling Permit, Board of Variance or Temporary Use applications).

Application Type

- **A** Agricultural Land Reserve (4)
- **B** Development Permit (14)
- **C** OCP Amendment (4)
- **D** Rezoning (6)
- **E** Subdivision (5)

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.

Quarterly Development Indicators

**LAND DEVELOPMENT APPLICATIONS RECEIVED**

Land development applications received in the fourth quarter of 2014 (not including Development Variance Permit, Second Dwelling Permit, Board of Variance or Temporary Use applications).
IN-STREAM APPLICATIONS

Land development applications in-stream (under review and approved in principle) in the fourth quarter of 2014, including residential, institutional, commercial, industrial and mixed use development proposals.

Institutional (UR: 1, AIP: 0)
P Agricultural Land Reserve (ALR)

Notes: Symbols may have been moved for greater clarity and may not be in the exact location of the application.
The overall number of issued building permits and total construction value for Q4 2014 were higher than in Q4 2013. There was a 6% increase in the number of issued building permits and a 20% ($7.2 million) increase in construction value of issued building permits between Q4 2013 and Q4 2014.

The number of agricultural building permits increased by 16 in Q4 2014 and the total value increased by $3.4 million. This, in part, is due to an increase in large scale poultry barn facilities.

The number of commercial building permits decreased by 18 from Q4 2013, with an associated $7.7 million decrease in construction value. This decrease can be attributed to the completion of tenant improvements for Highstreet.

The number of single family residential permits increased by 18 in Q4 2014 (141 permits) when compared to Q4 2013 (123 permits). The construction value also increased over 40% from $5.8 million to $8.4 million.

Multi-family building permits for Q4 2014 increased by 10 compared to Q4 2013. The construction value also increased from $7.9 million in Q4 2013 to $13.3 million in Q4 2014. This increase can be attributed to the value of the foundation permit for the Mahogany development on Gladwin Road ($8.8 million).

The number of institutional building permits in Q4 2014 decreased by 2, yet the total construction value increased by $3.5 million due to a large warehouse facility on Queen Street.

Institutional building permit totals remained consistent from Q4 2013 to Q4 2014.

Note: Number of building permits and construction values are subject to change. Other includes: blasting, antenna, communication tower, and noise variance permits.

The value of issued building permits in Q4 2014 was $43,240,224, with an increase in agricultural permits of 19 and a decrease in commercial permits of 142. The total value for agricultural permits increased by 19% ($6,356,315) from Q4 2013. The value for commercial permits decreased by 28% ($11,975,912) from Q4 2013. Residential permits increased by 123, and the total value increased by $13,322,992.

Multi-family permits increased by 10, and the total value increased by $5,012,524. Institutional permits remained consistent, and the total value increased by $8,616,403.

The 5 year average construction value was $47,579,903 ($10,076,363 agricultural, $5,640,706 commercial, $8,690,734 residential, $3,545,642 multi-family), and the 10 year average construction value was $54,927,297 ($19,866,531 agricultural, $7,890,734 commercial, $5,840,706 residential, $8,944,381 multi-family).
APPROVED APPLICATIONS

Development Type

- Single Family (126 lots)
- Commercial (3,892 m²)
- Industrial (8,961 m²)
- Townhouse (19 units)
- Apartment (2 units)

Urban Development Boundary (UDB)
Agricultural Land Reserve (ALR)

Notes: There were no issued building permits for new institutional construction.
Symbols may have been moved for greater clarity and may not be in the exact location of the application.

Quarterly Development Indicators

Applications approved in the fourth quarter of 2014, including single family lots created and issued building permits for new commercial, industrial and multi-family construction.

NUMBER OF BUILDING INSPECTIONS

Q4 2014 building inspection numbers have remained consistent with past fourth quarters.

- Q4 - 2012: 2,779
- Q4 - 2013: 2,447
- Q4 - 2014: 2,272

Whatcom County, Washington USA
Current Initiative

ABBOTSFORWARD - OCP UPDATE

The Stage 1 Background Research Report was completed and received by Council on November 3, 2014. This marked the completion of Stage 1, and the beginning of Stage 2, Explore New Concepts, in the project to update our Official Community Plan (OCP). The Background Research Report contains in-depth information regarding Abbotsford’s demographics, built form and real estate condition. It will act as a useful baseline on which the rest of the process can work upon, and the information will help staff develop themes to be discussed in the community in Stage 2 community engagement activities.

For more information, visit www.abbotsforward.ca

Shape your city

EN G A G E M E N T

1. Background research
   May - November 2014

2. Explore new concepts
   November 2014 - May 2015

3. Create the Plan
   May - October 2015

4. Complete the Plan
   October - December 2015