

2016 SECOND QUARTER REPORT

Planning & Development Services



APRIL - JUNE 2016



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Cover image of Central Park Village at 3068 Gladwin Street
 Designed by: Focus 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) 2016 Second 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.

This report contains current departmental initiatives highlighting some of the major projects underway in the second quarter of 2016, and growth and development activity. Initiatives include Abbotsforward - the Official Community Plan update, the UDistrict Neighbourhood Plan, and AgRefresh. Staff coordinated 93 Development Inquiry Meetings, received 44 development applications, issued 437 building permits, and completed 3,697 building inspections.

We will continue to build on these achievements and look forward to a busy third 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 Q2, staff coordinated 93 Development Inquiry Meetings (DIM), which is significantly higher than the 61 DIMs in Q1 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 two-thirds of all inquiries (61) included rezoning and/or subdivision of property to accommodate residential development in both single and multi-family style developments. Inquiries related to commercial (10) and industrial (6) represented an additional 17% of total inquiries. Inquiries related to agricultural land represented 14% (13) of DIM's hosted this quarter and only one dealt with exclusion from the ALR. Mixed use developments (2) represented 2% of inquiries. There was only one institutional inquiry.



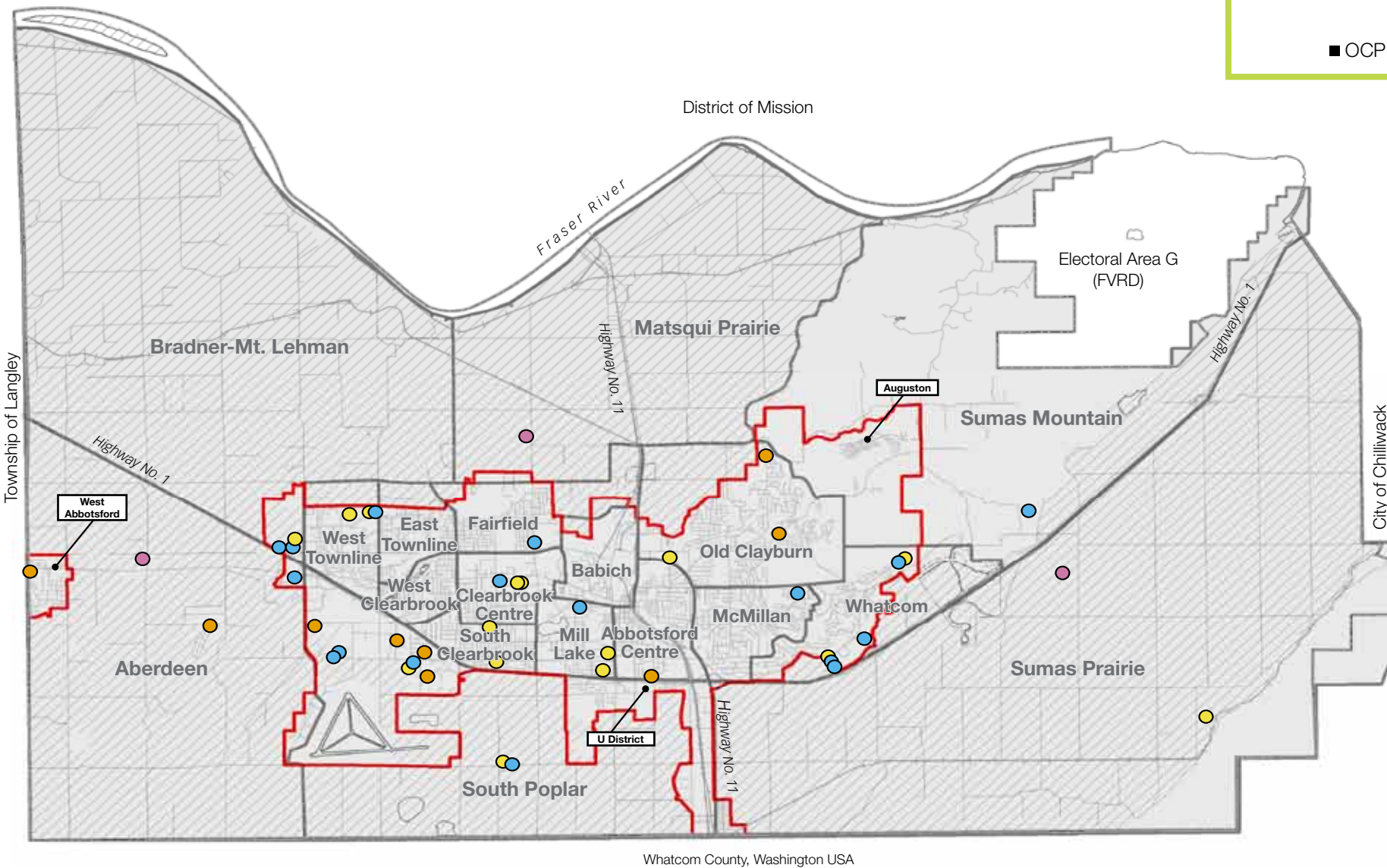
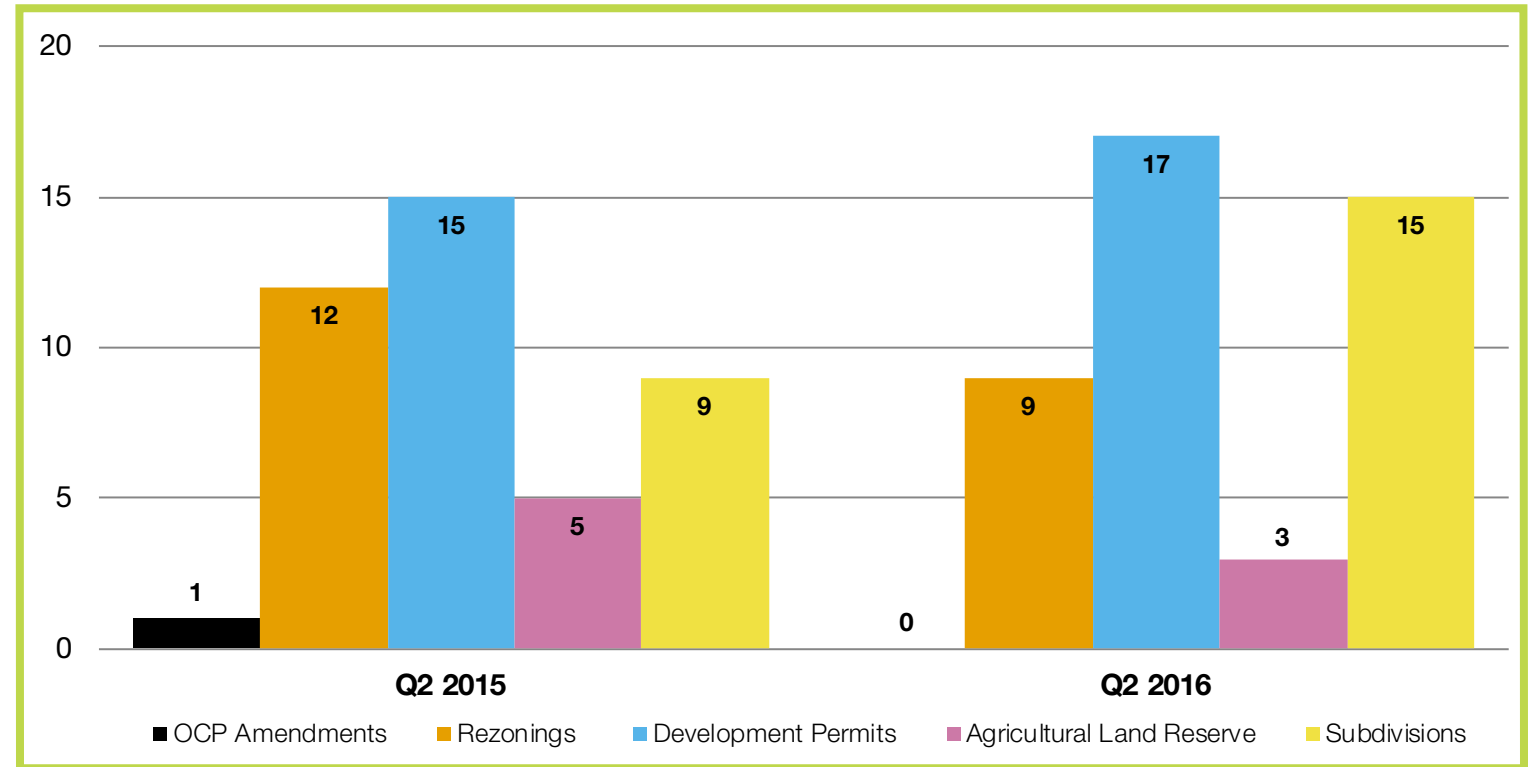


Land Development Applications Received

The total number of all development applications received in Q2 2016 is 44, compared to 42 in Q2 2015. Development Permit and Subdivision applications increased between Q2 2015 and Q2 2016, while Rezoning and Agricultural Land Reserve applications decreased between those quarters.

Q2 2015
total:
42

Q2 2016
total:
44



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

Q2 2016 - Application Type (number of applications)

- OCP Amendments - 0
- Rezonings - 9
- Development Permits - 17
- Agricultural Land Reserve - 3
- 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 367 single family lots are under review (UR) and approved in principle (AIP). Of these, 98% (359 lots) are within the Urban Development Boundary (UDB).
- Of the 273 lots UR, 90 (33%) are on Sumas Mountain (Auguston), and 63 (23%) in Whatcom.
- 34 of the 94 lots (36%) AIP are in Auguston and 30 (32%) are in Whatcom.

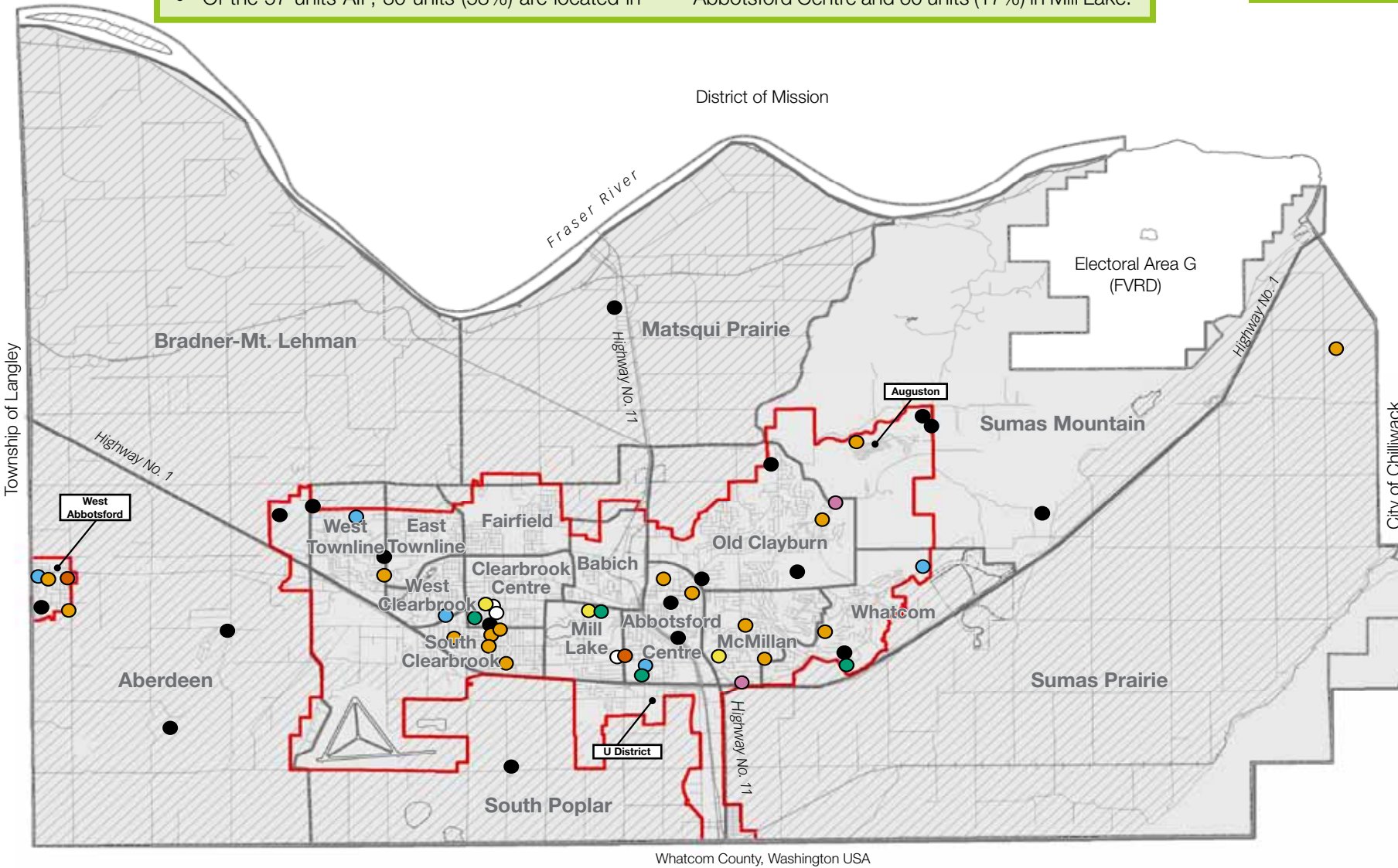
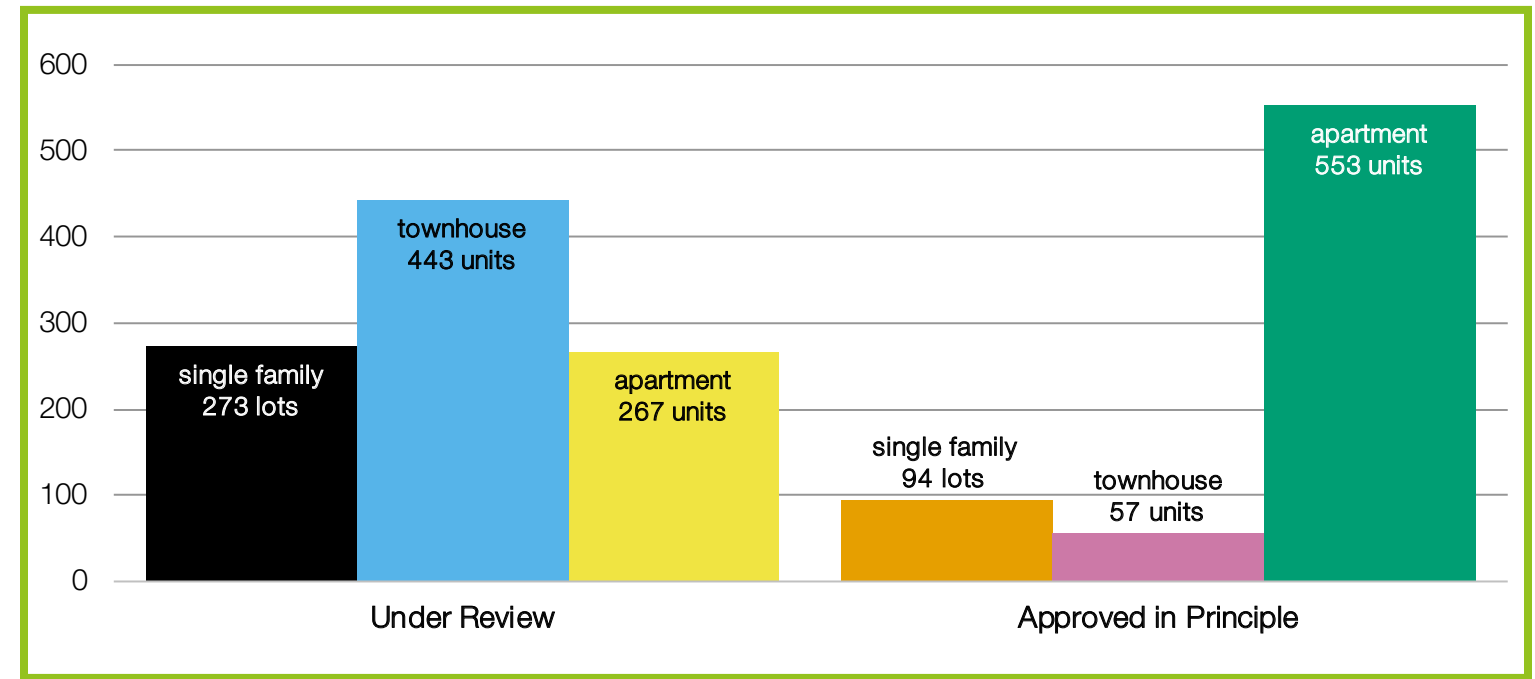
Townhouse:

- A total of 500 townhouse units are UR and AIP and all are within the UDB.
- Of the 443 units UR, 195 units (44%) are located in West Townline and 115 units (26%) in West Abbotsford.
- Of the 57 units AIP, 30 units (53%) are located in

McMillan and 27 units (47%) in Old Clayburn.

Apartment:

- A total of 820 apartment units are UR and AIP and are all within the UDB.
- Of the 267 units UR, 46 units (17%) are in mixed use developments located in West Abbotsford and Abbotsford Centre.
- Of the 221 units UR not within mixed use developments, 94 units (43%) are located in Mill Lake and 85 units (38%) in McMillan.
- Of the 553 units AIP, 208 units (38%) are in mixed use developments located in Clearbrook Centre and Mill Lake.
- Of the 345 units AIP not within mixed use developments, 190 units (55%) are located in Abbotsford Centre and 60 units (17%) in Mill Lake.



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

There is a total of 1,687 in-stream residential lots/units - 78% multi-family and 22% single family.

Mixed use applications include 46 apartment units under review and 208 apartment units approved in principle, along with a commercial component (see pages 10-11). This represents 31% of all apartment units in-stream.

Q2 2016 - Application Type (number of applications)

- Single Family UR (Under Review) - 18
- Single Family AIP (Approved in Principle) - 16
- Townhouse UR - 5
- Townhouse AIP - 2
- Apartment UR - 3
- Apartment AIP - 4
- Mixed Use UR - 2
- Mixed Use AIP - 3
- ▭ 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 second 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.

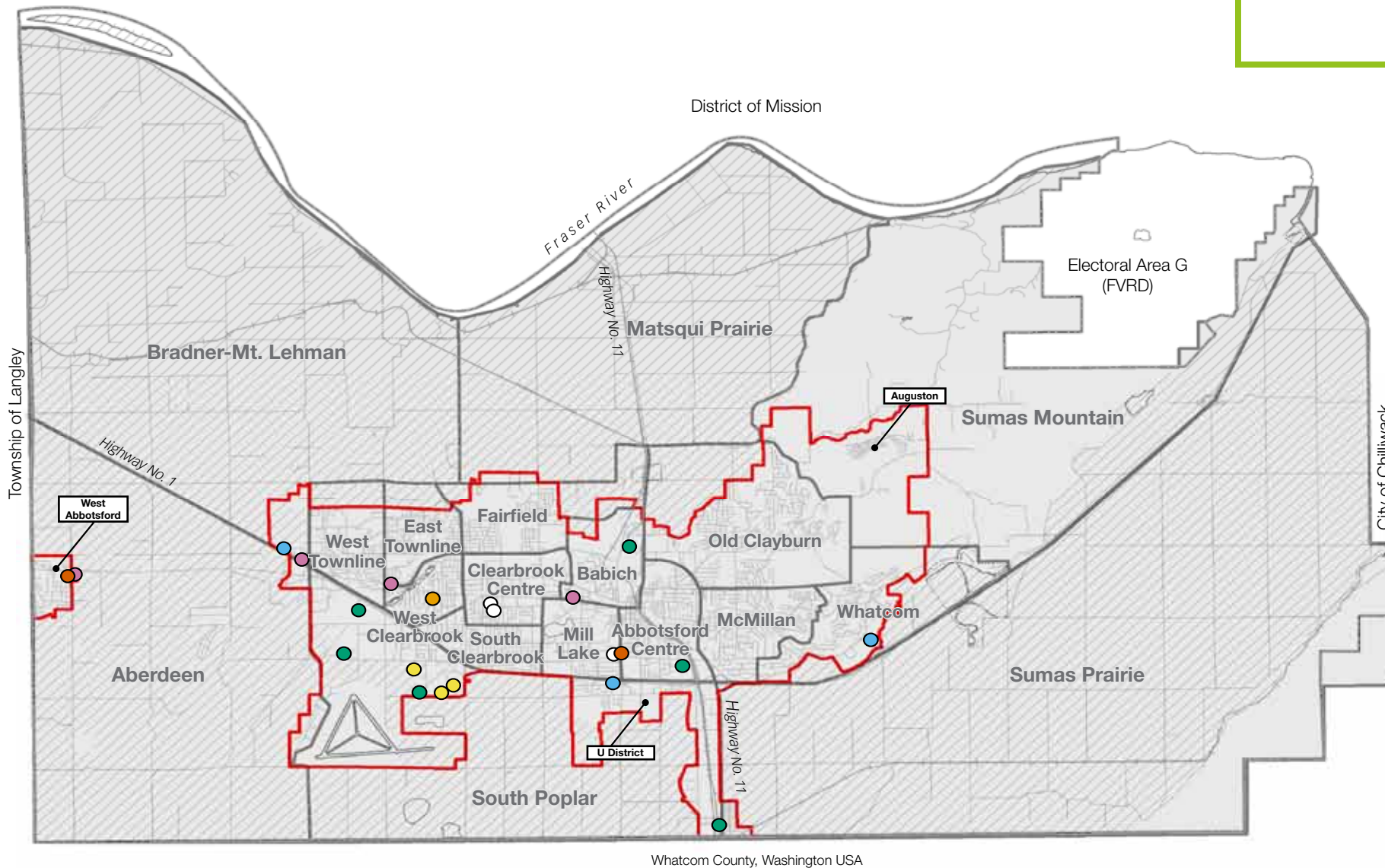
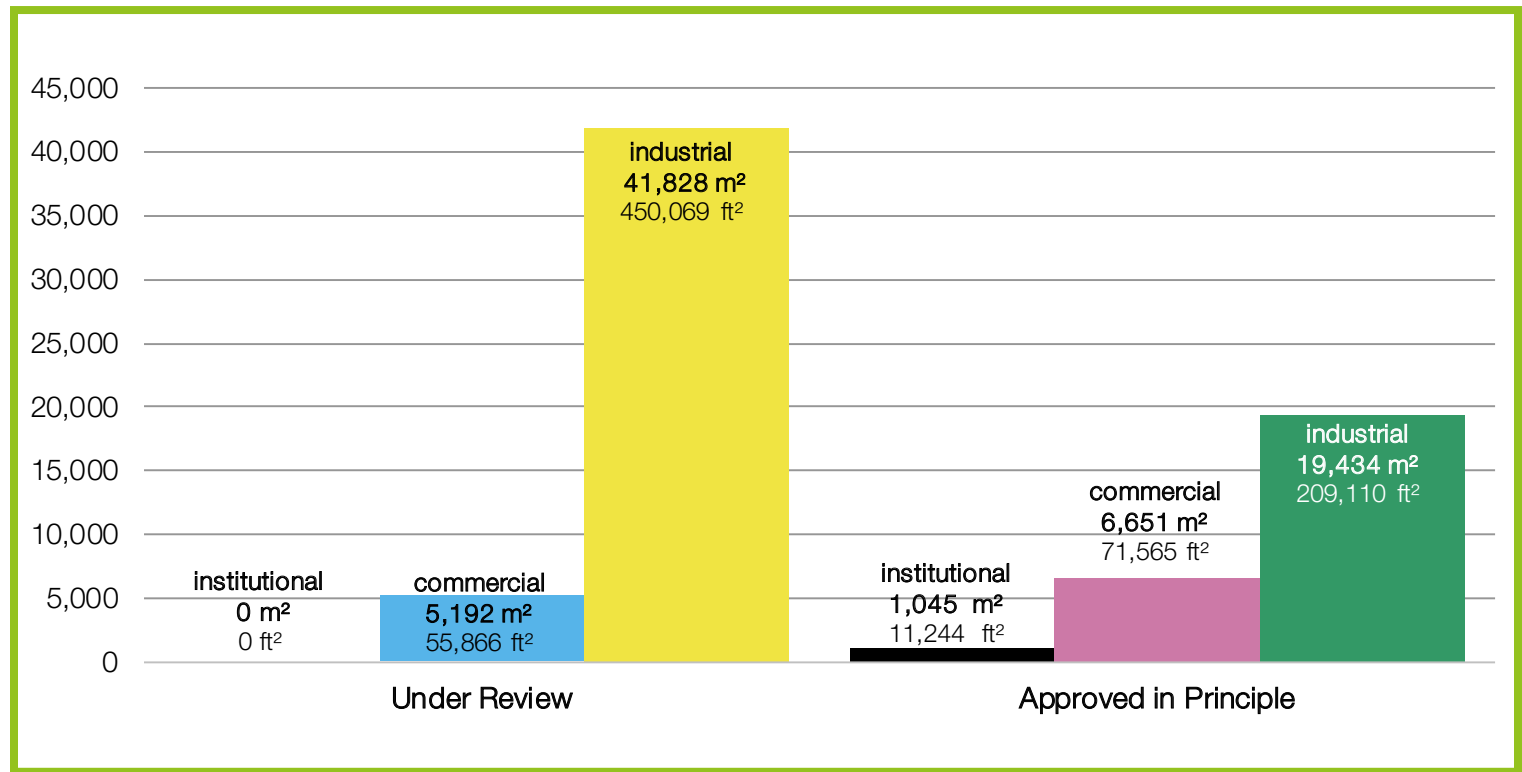
Commercial:

- A total of 6,133 m² (52%) of commercial floor space is located within mixed use developments in Abbotsford Centre, West Abbotsford, Clearbrook Centre and Mill Lake.
- All 1,297 m² of commercial floor space UR not in mixed use developments is located in Bradner, the U District and Whatcom.

- Of the 4,413 m² of commercial floor space AIP not in mixed use developments, 2,580 m² (58%) is in West Abbotsford and 1,432 m² (32%) is in Babich.

Industrial:

- 41,828 m² (100%) of industrial floor space UR is in South Poplar east of Abbotsford International Airport (YXX).
- There is 12,151 m² (63%) of industrial floor space AIP in South Poplar (north of YXX and in the Sumas corridor), 7,149 m² (37%) industrial floor space in Abbotsford Centre, and 134 m² in Babich.



In-stream ICI applications (under review and approved in principle) in the second 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 74,150 m² in-stream ICI floor space - 83% in the form of industrial floor space and 16% commercial.

Mixed use applications include 3,895 m² of commercial floor space under review and 2,238 m² approved in principle along with an apartment component (see pages 8-9). This represents 52% of all commercial floor space in-stream.

Q2 2016 - Application Type (number of applications)

- Institutional UR (Under Review) - 0
- Institutional AIP (Approved in Principle) - 1
- Commercial UR - 3
- Commercial AIP - 4
- Industrial UR - 3
- Industrial AIP - 6
- Mixed Use UR - 2
- Mixed Use AIP - 3
- 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 Q2 2016, which were the first 2 approved lots in 2016. 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 (367 lots), an increase in the number of approved lots is not expected in 2016 as compared to 2015.

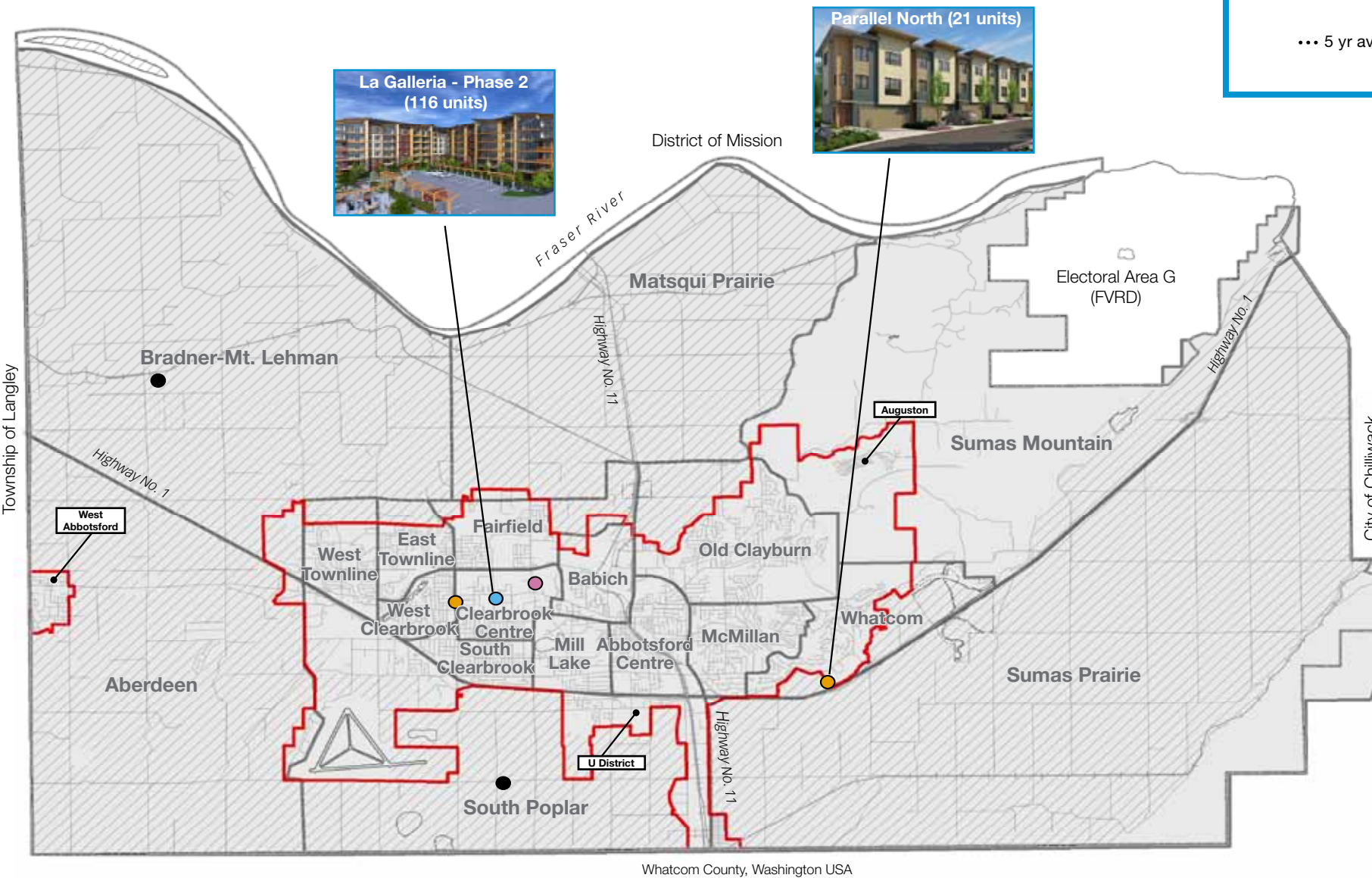
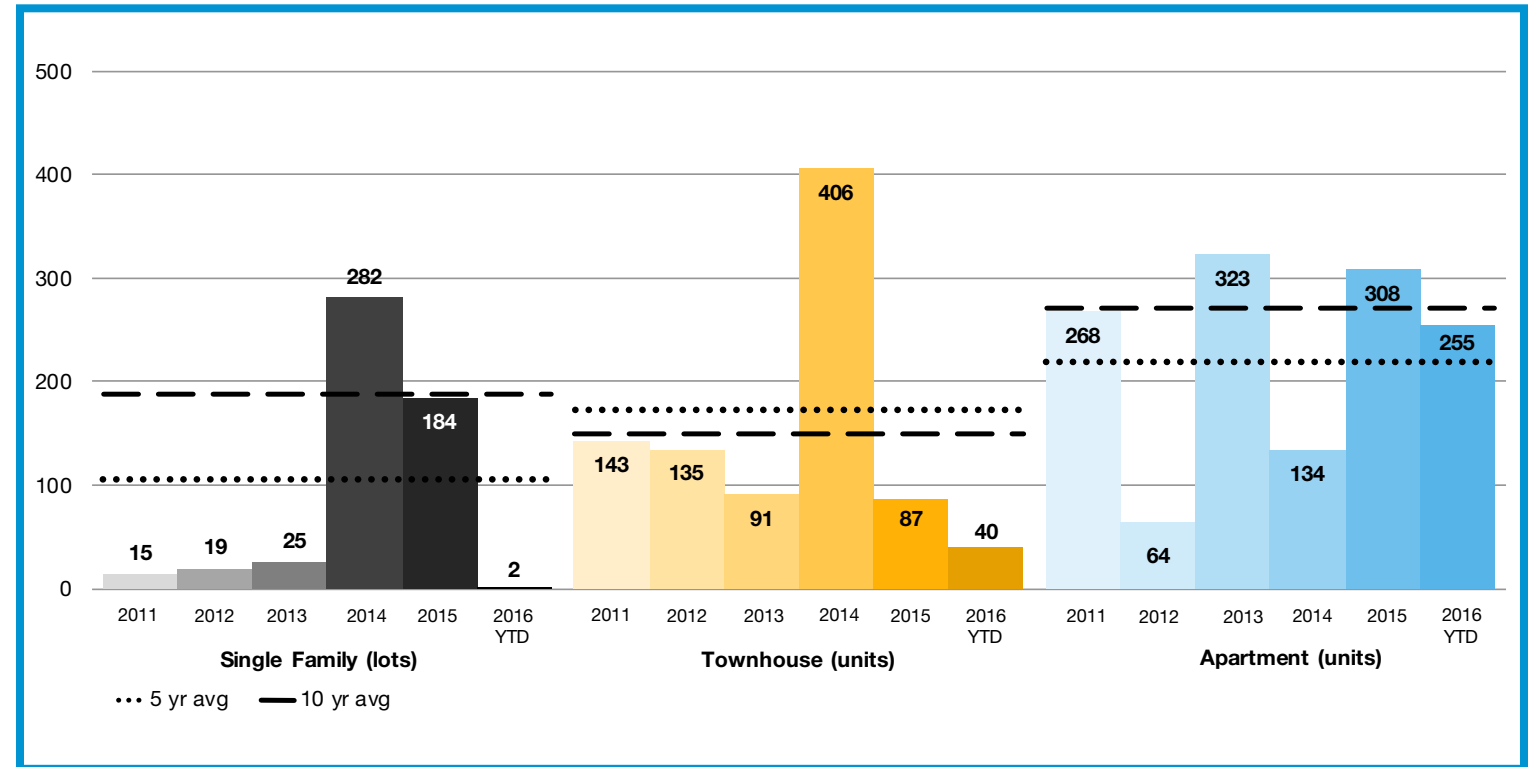
Townhouse:

There were 40 townhouse units approved in Q2 2016, the first ones approved this year. Based on the high number of units in-stream this quarter (500 units), an

increase in the number of approved townhouse units is anticipated in 2016 relative to 2015.

Apartment:

224 apartment units were approved in two projects in Clearbrook Centre this quarter - Phase 2 of Central Park Village and Phase 2 of La Galleria. The 5 year average for approved apartment units is 219 units, while the 10 year average is 271 units. The 5 year average has already been surpassed, with 255 units approved so far this year. With 820 apartment units in-stream, it is anticipated that the 10 year average will be significantly surpassed in 2016.



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

There were 40 townhouse units and 224 apartment units approved in Q2 2016. Multi-family housing made up 99% of the approved residential units this quarter.

Q2 2016 - Application Type (lots/units)

- Single Family (2 lots)
- Townhouse (40 units)
- Apartment (116 units)
- Mixed Use (108 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 Q2 2016.

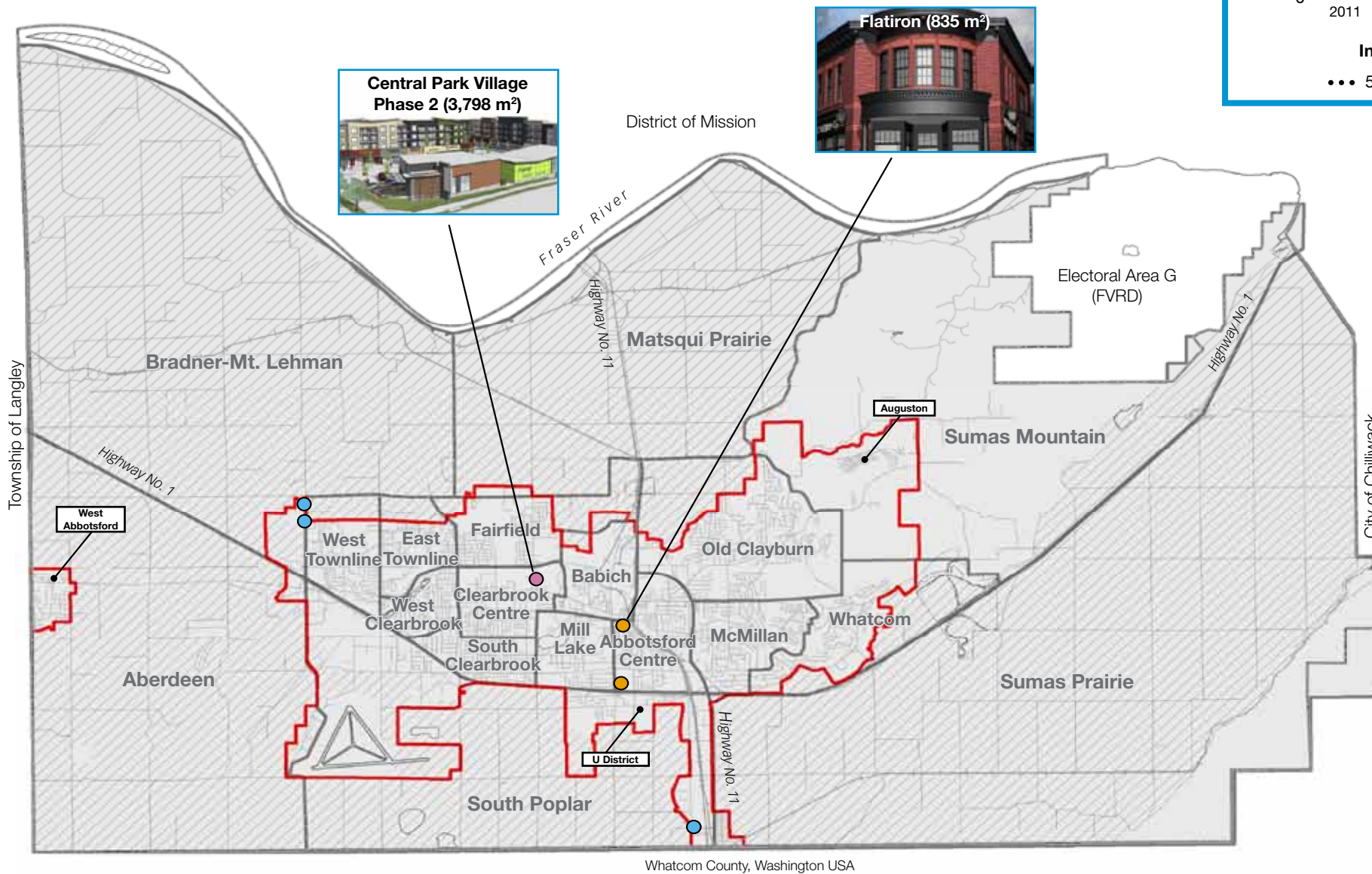
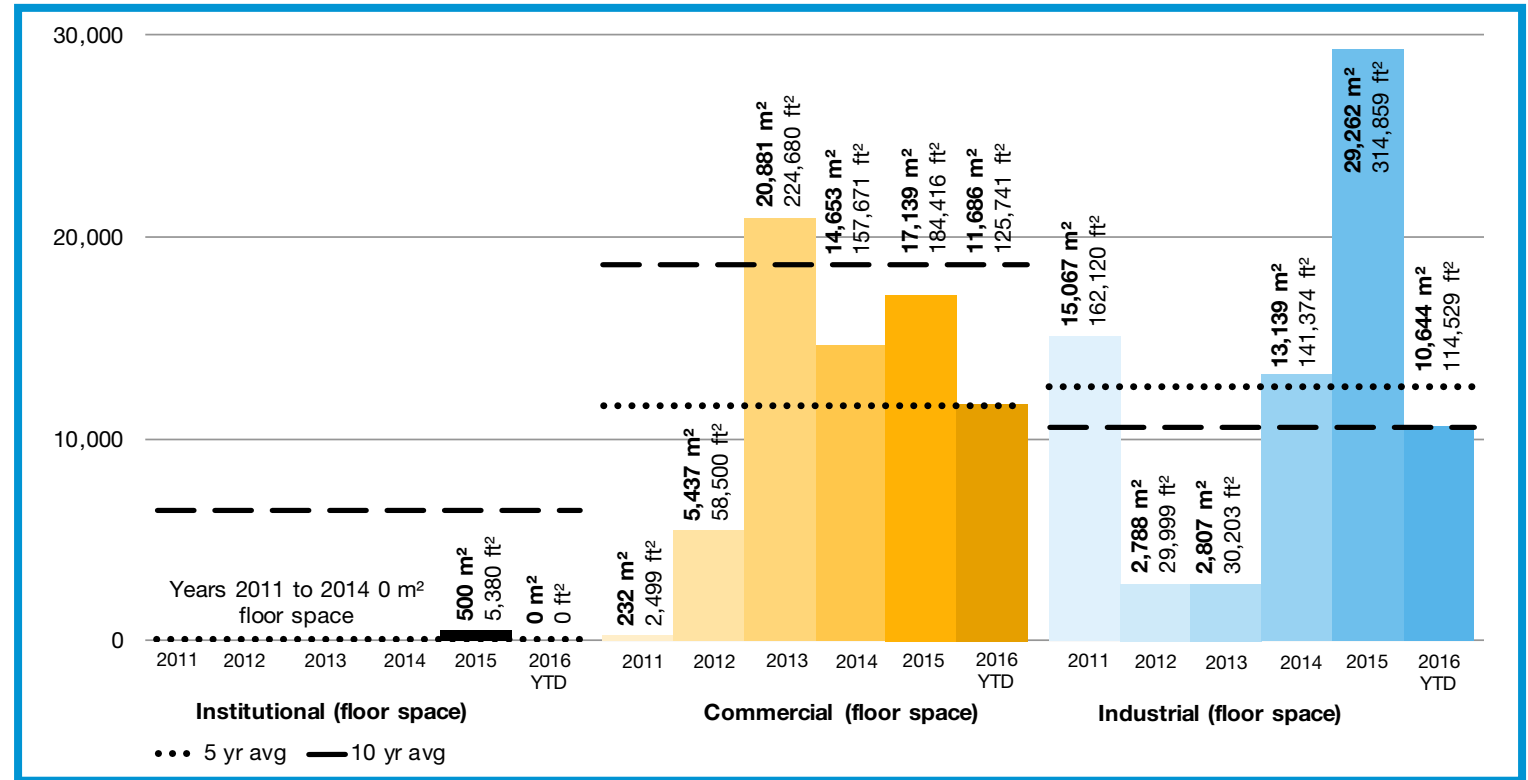
this year's approvals will exceed the 10 year average (18,615 m²) by year end.

Commercial:

There was a total of 11,286 m² of commercial floor space approved in Q2 2016. All of this commercial floor space is in Abbotsford Centre. Approved commercial floor space so far in 2016 is very close to the 5 year average (11,669 m²). With 11,843 m² of commercial floor space in-stream, it is not likely that

Industrial:

All of the industrial floor space (10,377 m²) approved in Q2 2016 is located in Bradner-Mt. Lehman and South Poplar. With 61,262 m² of industrial floor space in-stream, it is anticipated that the 5 year average (12,613 m²) will be exceeded in 2016. The 10 year average (10,534 m²) for approved industrial floor space was exceeded this quarter.



Approved ICI applications in the second 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 21,663 m² of ICI floor space approved, with 52% in the form of commercial.

There was one mixed use application approved in Q2 2016 for Phase 2 of Central Park Village on Gladwin Road. The application includes 3,798 m² of commercial floor space and 108 apartment units (see pages 12-13). This represents 34% of all commercial floor space approved in Q2 2016.

Q2 2016 - Application Type (lots/units)

- Institutional (0 m²)
- Commercial (7,488 m²)
- Industrial (10,377 m²)
- Mixed Use (3,798 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)

Q2 - 2016	Q2 - 2015
437 total issued building permits	423
57 agricultural	22
104 commercial	98
199 residential (single family)	224
35 multi-family	36
28 industrial	25
11 institutional	18
3 other	0

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 Q2 2016 was greater than Q2 2015, but had a similar total construction value. Between Q2 2015 and Q2 2016 there was a 3% increase in the number of issued building permits and a minimal (\$90,014) increase in construction value. The Q2 2016 construction value is 21% lower than the 5 year, and 20% lower than the 10 year average construction values.

Agricultural building permits increased by 35, but the overall construction value decreased by \$1.3 million (21%) from Q2 2015 to Q2 2016. The highest valued projects were two new poultry barns.

The number of **commercial** building permits increased by 6 from Q2 2015, and their overall construction value increased by \$1.9 million (24%) due in part to the construction of The Mark II on South Fraser Way (\$4.3 million) and tenant improvements for the Canadian Brewhouse Restaurant & Bar at High Street (\$800,000).

The number of single family **residential** permits decreased by 25 in Q2 2016 compared to Q2 2015, although the overall

construction value increased by \$2.5 million (14%). This increase can in part be attributed to new single family homes in neighbourhoods such as Eagle Mountain and Auguston.

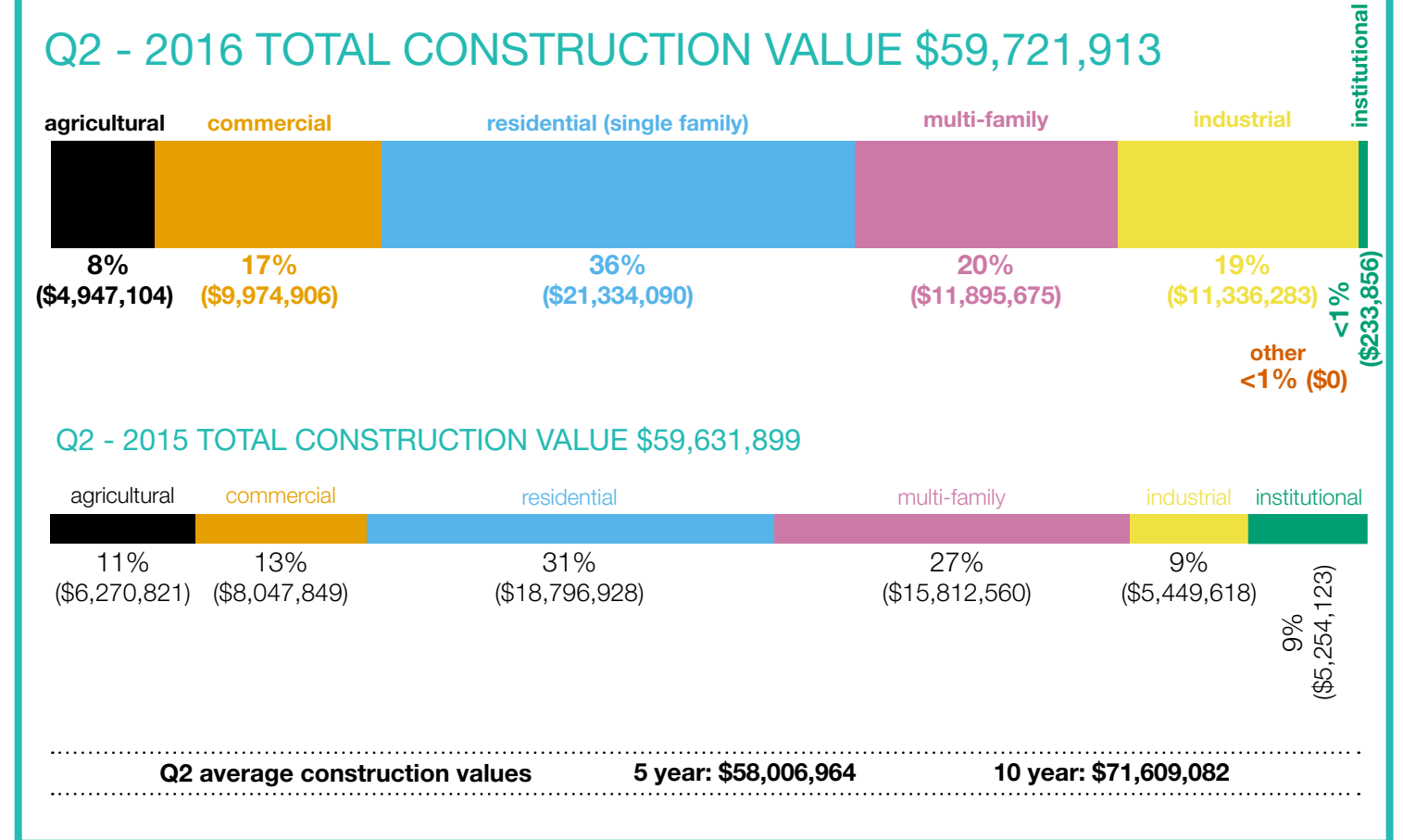
The number of **multi-family** building permits decreased by 1 from Q2 2015 to Q2 2016, and the construction value decreased by \$3.9 million (25%). Notable developments include new townhouses on Lynn Ave (7 units), Mt. Waddington Ave/Clearbrook Rd (19 units) and North Parallel Rd (9 units).

The number of **industrial** building permits in Q2 2016 increased by 3 and the construction value increased by \$5.9 million (108%). This increase can be attributed in part to a new building for Abbey Wrap on Mt. Lehman Rd (\$4.4 million), a new warehouse for Valley Developments on Wheel Ave (\$3.9 million), and a manufacturing building addition on Simpson Rd (\$1.6 million).

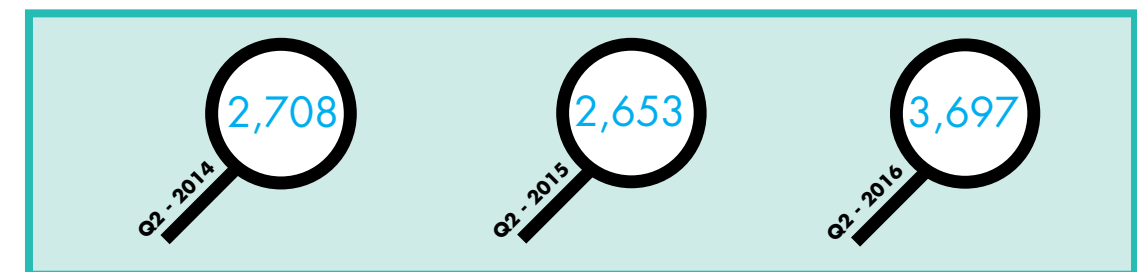
Institutional building permits decreased by 7 from Q2 2015 to Q2 2016, and the construction value decreased by \$5 million (96%).

Issued Building Permits

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



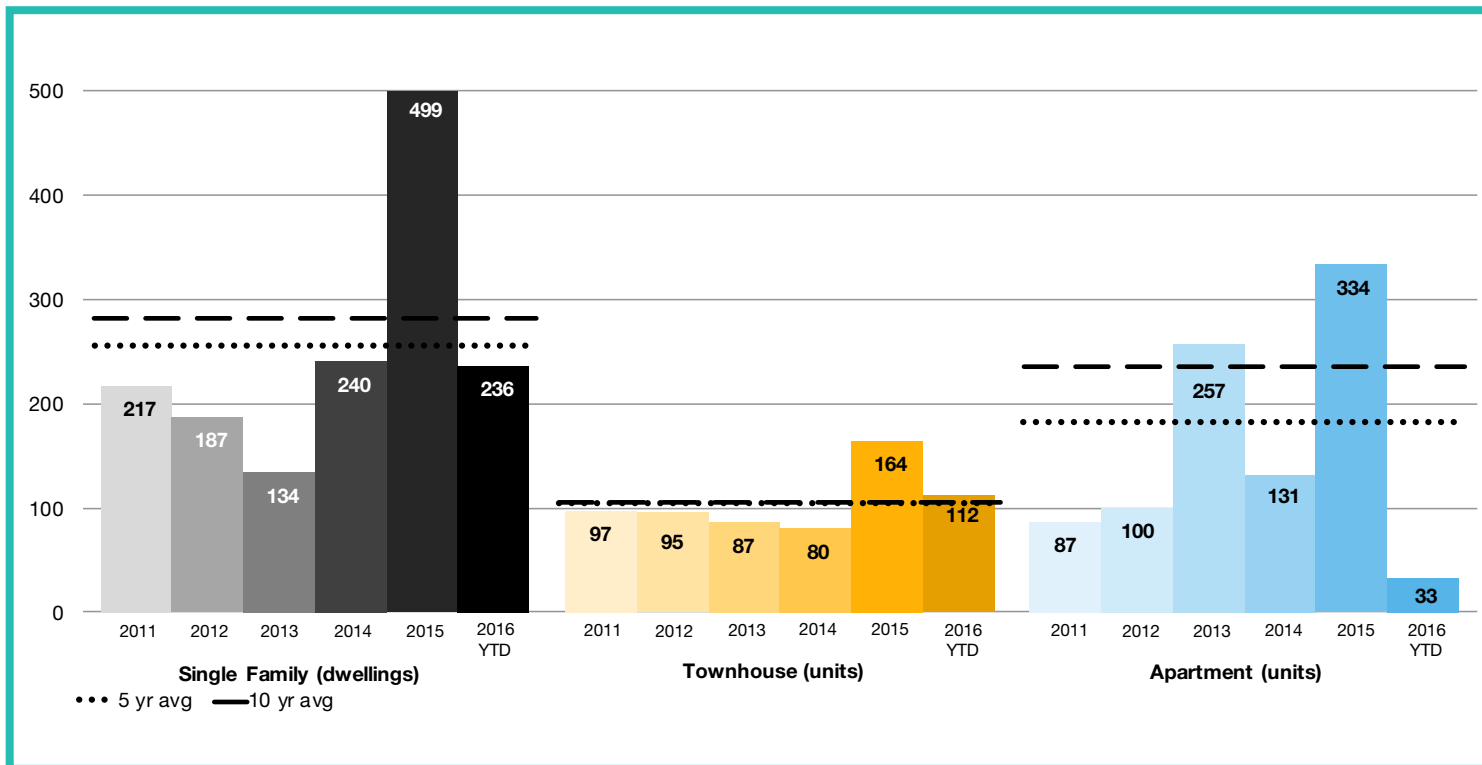
Number of Building Inspections





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 133 new single family dwellings built in Q2 2016 (this includes secondary suites and coach houses). It is anticipated that 5 year (255 dwellings) and 10 year (282 dwellings) construction averages could be exceeded in 2016.

Townhouses:

There were 63 new townhouse units built in Q2 2016, and a total of 112 units built so far in 2016. With 500 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.

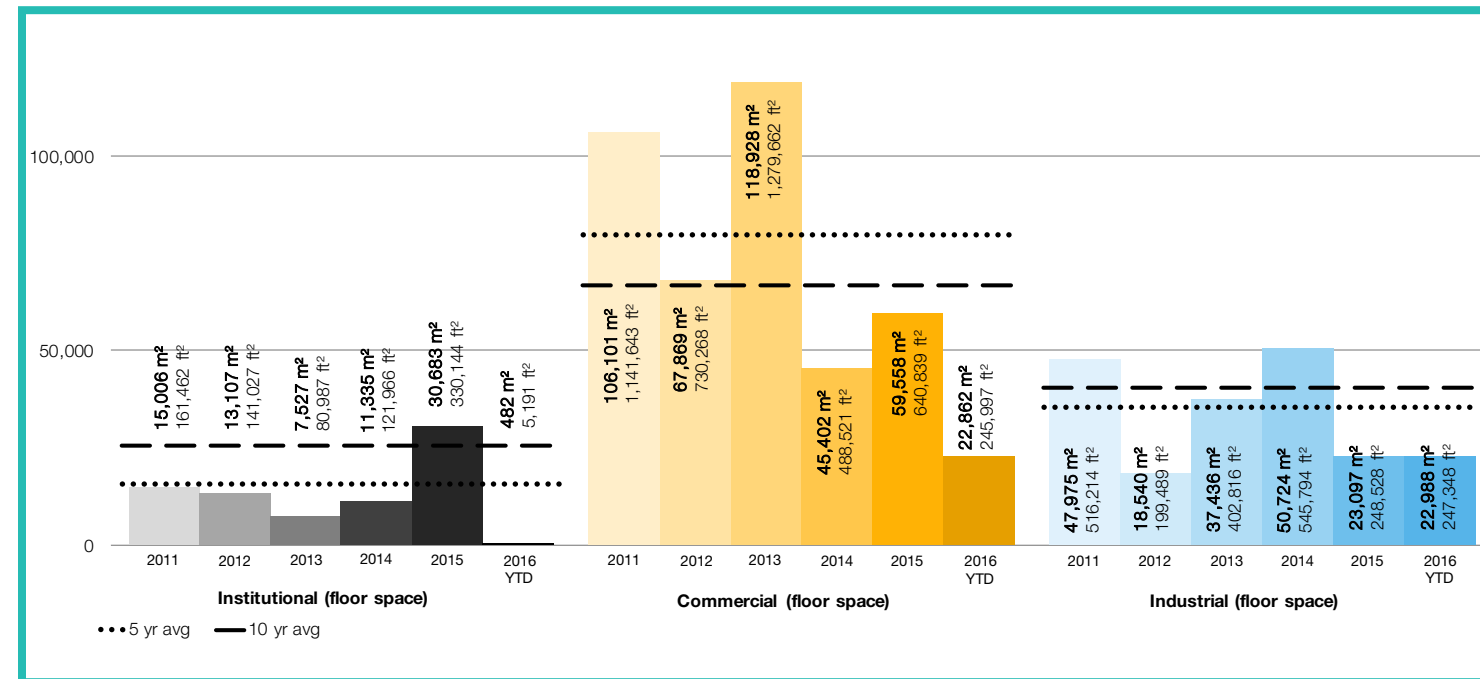
Apartment:

There were no new apartment units constructed in this quarter. However, 820 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) could potentially 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:

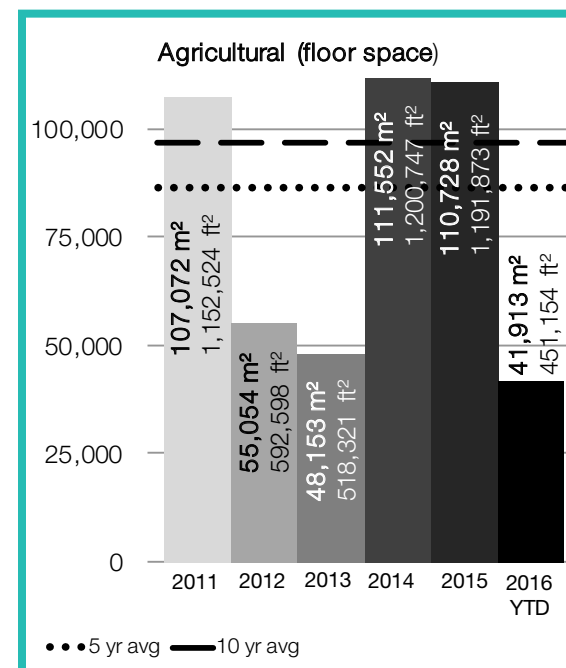
There were 11 institutional permits issued in Q2 2016 for 482 m² of new and tenant improvement construction/floor space.

Commercial:

In Q2 2016, 104 building permits were issued for 18,630 m² of new and tenant improvement construction/floor space.

Industrial:

There were 28 permits issued for a total of 11,142 m² floor space in Q2 2016. There is already 61,262 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:

There were 57 building permits issued and 25,162 m² of agricultural construction in Q2 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)

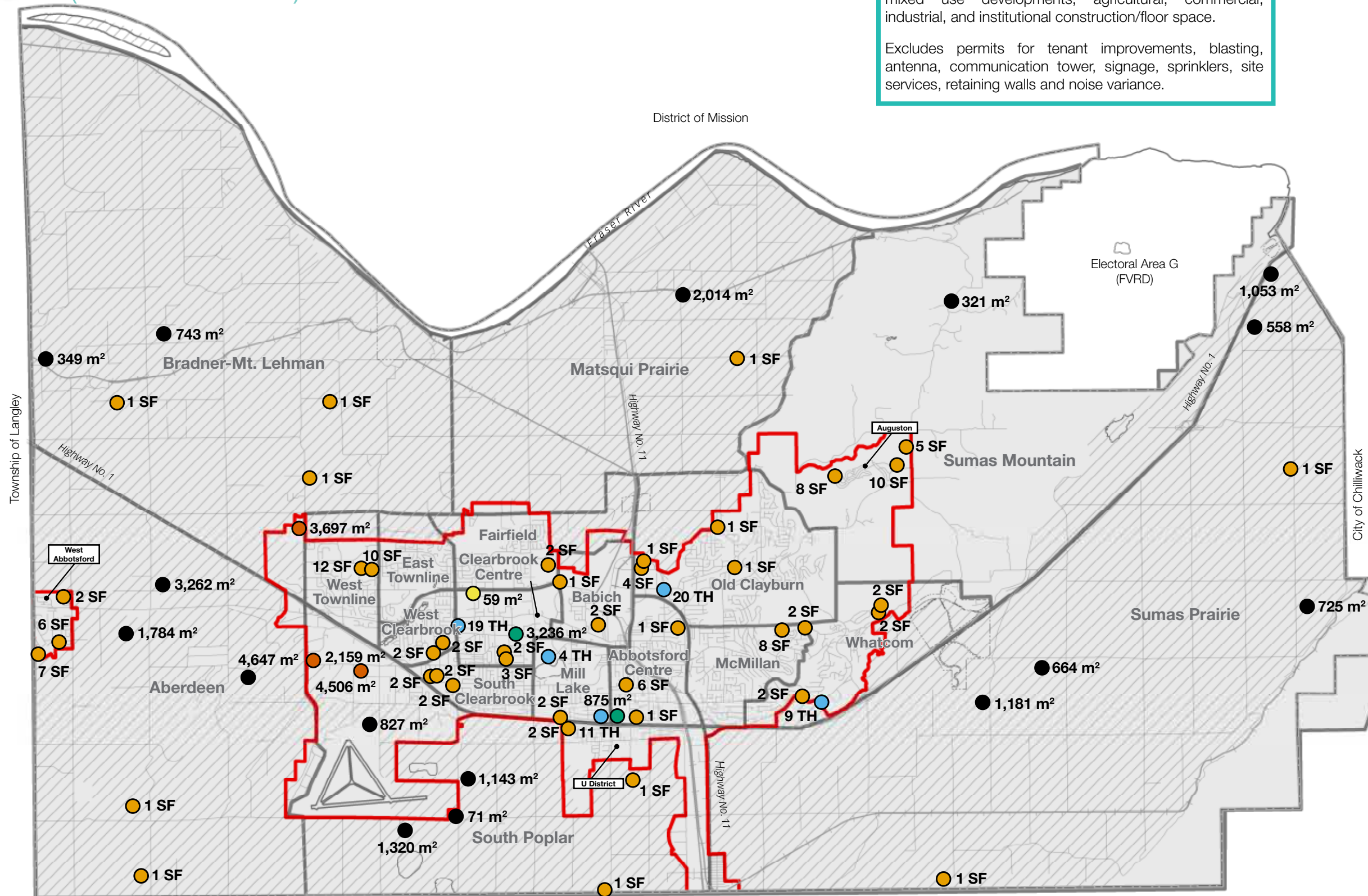
Building permit applications for new construction (with a construction value of \$50,000 and greater) approved in the second quarter of 2016. Includes **new** single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional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

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

Q2 2016 - Building Permit Type (units/floor space of new construction)

- Agricultural (20,662 m²)
- Single Family - SF (125 dwellings)
- Townhouses - TH (63 units)
- Apartments - APT (0 units)
- Institutional (59 m²)
- Commercial (4,111 m²)
- Industrial (10,362 m²)
- ▭ Urban Development Boundary (UDB)
- ▨ Agricultural Land Reserve

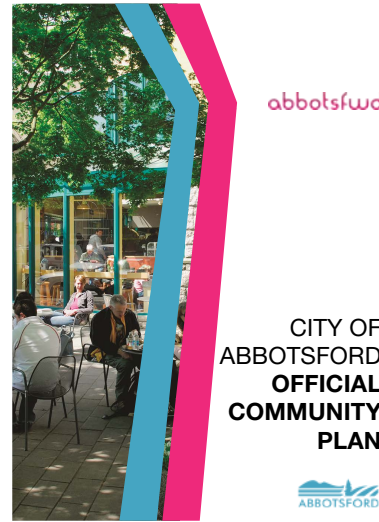
Note: Symbols may have been moved for greater clarity and may not be in the exact location of the application.



Whatcom County, Washington USA

Current Initiatives

Abbotsforward - Official Community Plan (OCP) Update



The Abbotsforward Official Community Plan project is now complete! Council adopted the new OCP bylaw on June 27, 2016, concluding the two year project and beginning the next steps of putting the plan to work.

The OCP is one of the City of Abbotsford's most important planning tools that influences the way the community grows and develops by guiding how land can be used. Land use and development influence all parts of residents' daily lives, including where people live, work and play. It is a powerful catalyst for a more focused and improved Abbotsford at 200,000 people compared to today, and is based on the input and ideas from nearly 8,000 interactions with residents.

The OCP's urban structure focuses the most diverse and highest densities of uses around three types of centres: a City Centre, Urban Centres and

Neighbourhood Centres. This urban structure provides the foundation for a land use plan that projects 75% of new growth will occur in existing neighbourhoods and 25% in new neighbourhoods. The Plan promotes growth in areas where it is financially sustainable by using existing infrastructure and amenities, and aligns itself with new priorities like making walking, biking and transit delightful.

With the adoption of the new OCP, work now begins with using it as a template for other City plans and strategies, including developing Neighbourhood Plans that further support appropriate growth and development in strategic areas of the city.

The OCP can be found on the City of Abbotsford's website: www.abbotsford.ca/ocp.

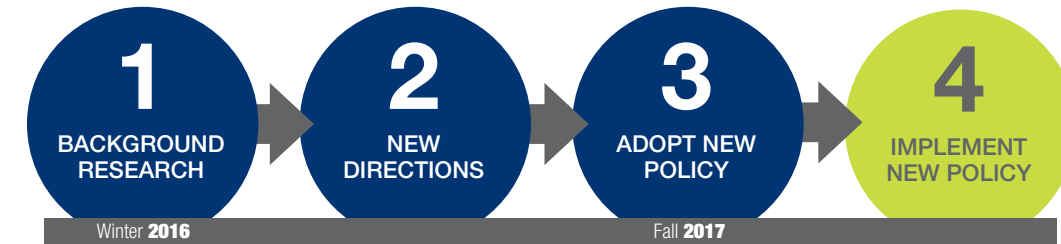
UDistrict Neighbourhood Plan

In Q2, the UDistrict team finalized the Preferred Concept which will guide future redevelopment within the neighbourhood. The Preferred Concept and associated Land Use Plan were used as the basis for completing engineering modelling work which is necessary to identify infrastructure upgrades required to service proposed neighbourhood growth. Preliminary results indicate that estimated costs are lower than anticipated; however, the final Servicing Strategy will be completed in the fall and will provide a better indication of total costs, phasing and financing considerations. Work is also underway on the design of multi-modal street cross-sections and intersections within the neighbourhood plan boundary, as well as Streetscape Design Guidelines and Development Permit Guidelines for the University Village.

These components help implement the vision for Abbotsford outlined within the newly adopted Official Community Plan, which promotes distinct and complete neighbourhoods that promote walking, biking and transit. The next step is to finalize both engineering and transportation studies, and to undertake a comprehensive Economic Feasibility Assessment to test the viability of the proposed new land uses. The information will then be presented to the public in another round of public engagement, once all the studies are complete.

AgRefresh

Recognizing agriculture's strategic role in Abbotsford, the City is initiating a comprehensive planning process called AgRefresh which will review municipal agricultural policies, bylaws and regulations, and establish a framework for ongoing bylaw compliance for land within the Agricultural Land Reserve (ALR). The project will provide three primary deliverables: updated Official Community Plan (OCP) policy, updated Zoning Bylaw regulation, and a Bylaw Compliance Strategy. AgRefresh is organized into three project stages, with the fourth stage being an on-going implementation stage that will occur after the policy is adopted.



Stage 1 focuses on background research and initial engagement with community stakeholders. The purpose of Stage 1 is to describe the current state of agriculture in Abbotsford and identify opportunities, challenges and stakeholder views to set the stage for New Directions in Stage 2.

Stage 1 engagement occurred in March and April 2016, and included a public open house with community residents, and meetings and workshops with government agencies, industry stakeholders, and City committees. Given the broad range of interests in the agricultural land base in Abbotsford, AgRefresh engaged various individuals and groups, asking them to give input on the opportunities, challenges and issues related to the regulation of primary, secondary and non-agricultural land use in the ALR.

Engagement participants shared valuable information that will inform the Stage 1 Background Research Report to be presented to Council this fall. The Background Research Report provides rationale for AgRefresh, represents the findings from Stage 1, and is the main deliverable of this first stage. It will include a review of existing and evolving regulations and plans; a snapshot of the local agricultural sector; and a summary of stakeholder engagement.

The information and engagement feedback received during Stage 1 will go through further assessment and analysis in preparing New Directions in Stage 2. Further stakeholder engagement will occur for the development of new policy, regulations and an on-going Bylaw Compliance Strategy to provide a clear, consistent and coordinated framework to support agriculture in Abbotsford.

More project information can be found at: www.abbotsford.ca/agrefresh



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

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www.abbotsforward.ca

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

604-864-5510
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AgRefresh



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