



Planning & Development Services
Quarterly Report



APRIL - JUNE 2014

- Planning & Development Services..... 3**
- Quarterly Development Indicators 4**
 - Number of Issued Building Permits..... 4
 - Value of Issued Building Permits 4
 - Number of Building Inspections 5
 - Development Applications 5
 - Development Inquiry Meetings 5
 - Land Development Applications Received..... 5
 - Map of Land Development Applications Received..... 6
 - In-Stream Applications 8
 - Residential Units..... 8
 - Institutional, Commercial & Industrial Floor Space..... 8
 - Approved Residential Units 9
 - Single Family Lots & Starts 9
 - Multi Family Building Permits 9
- Current Initiatives..... 10**
 - Official Community Plan Update 10
 - Zoning Bylaw Update..... 11
 - Secondary Suite Guide 11
 - CSPI Implementation Plan 11
 - Development Application & Procedures Bylaw 11
 - U District Neighbourhood Plan..... 11
 - Agri-Industrial Study 11

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. These 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

cover image of proposed Parkhill development at Hillcrest Avenue, credit:



Quarterly Development Indicators

NUMBER OF ISSUED BUILDING PERMITS

Q2 - 2014	Q2 - 2013
346 total issued building permits	443
34 agricultural	46
90 commercial	151
159 residential (single family)	185
25 multi family	15
23 industrial	33
11 institutional	12
4 other	1

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

The overall number of building permits and total construction value for Q2 2014 were lower than in Q2 2013, with a 22% decrease in the number of issued building permits. There was a 32% (\$25.9 million) decrease in construction value of issued building permits between Q2 2013 and Q2 2014, attributed in part by the construction value for tenant improvements at High Street Mall (\$15.5 million) included in Q2 2013.

The number of **agricultural** building permits decreased by 12 in Q2 2014, however the total value remained steady at \$6.6 million due in part to the Ross Land Mushroom Farm development (\$4.1 million).

The number of **commercial** building permits decreased by 61 from Q2 2013, and decreased from a total of \$32.9 million in Q2 2013 to \$10.7 million in Q2 2014. This decrease can be attributed to the completion of many tenant improvements at High Street Mall during Q2 2013.

The number of single family **residential** permits decreased by 26 in Q2 2014 (159 permits) when compared to Q2 2013 (185 permits). The construction value also decreased from \$12.1 million to \$7.5 million.

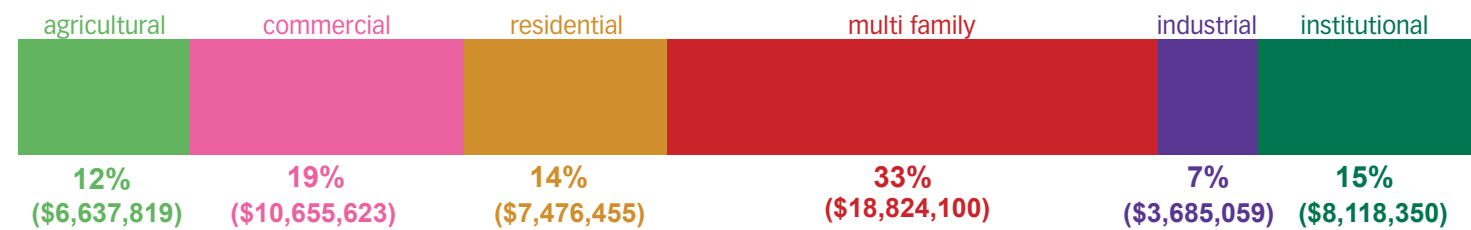
Multi family building permits for Q2 2014 increased by 10 compared to Q2 2013. However, the construction value has decreased from \$22.2 million in Q2 2013 to \$18.8 million in Q2 2014 due to smaller scale projects being built in Q2 2014.

Although the number of **industrial** building permits in Q2 2014 decreased by 10, the total construction value increased from \$1.1 million in Q2 2013 to \$3.7 million in Q2 2014. This increase can be attributed to several larger scale projects, including the Overlanders Manufacturing facility specializing in painting and powder coating (\$1.4 million).

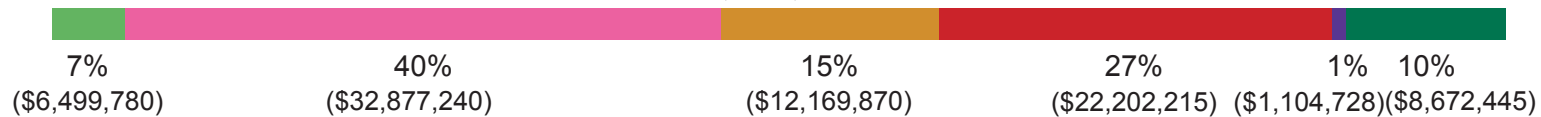
Institutional building permit totals remained consistent from Q2 2013 to Q2 2014.

VALUE OF ISSUED BUILDING PERMITS

Q2 - 2014 TOTAL CONSTRUCTION VALUE \$55,315,160



Q2 - 2013 TOTAL CONSTRUCTION VALUE \$81,247,250*



5 year average construction value: \$89,478,171

10 year average construction value: \$85,531,902

*total includes \$15,521,626 construction value for High Street Mall

NUMBER OF BUILDING INSPECTIONS

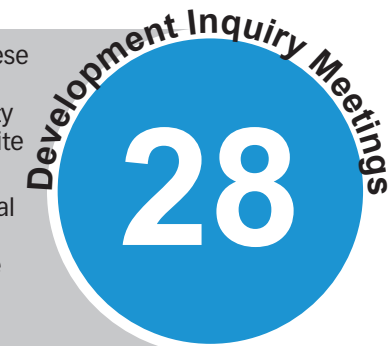
Q2 2014 building inspection numbers remain consistent with past second quarters.



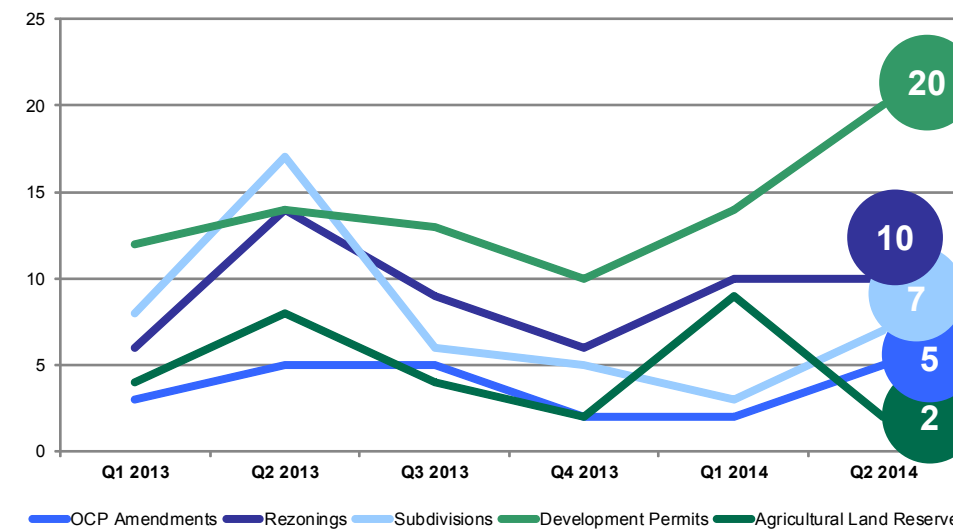
DEVELOPMENT APPLICATIONS

During Q2, staff coordinated 28 Development Inquiry Meetings (DIM). These meetings 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.

Inquiries dealt with by staff during Q2 ranged from small scale agricultural developments, to industrial, commercial and multi family proposals, and single family subdivisions. Several of the proposals reviewed through the DIM process have either resulted in the submission of a development application or it is expected that staff will receive an application shortly.



LAND DEVELOPMENT APPLICATIONS RECEIVED (see map pg. 6-7)



Note: A single development may have multiple applications

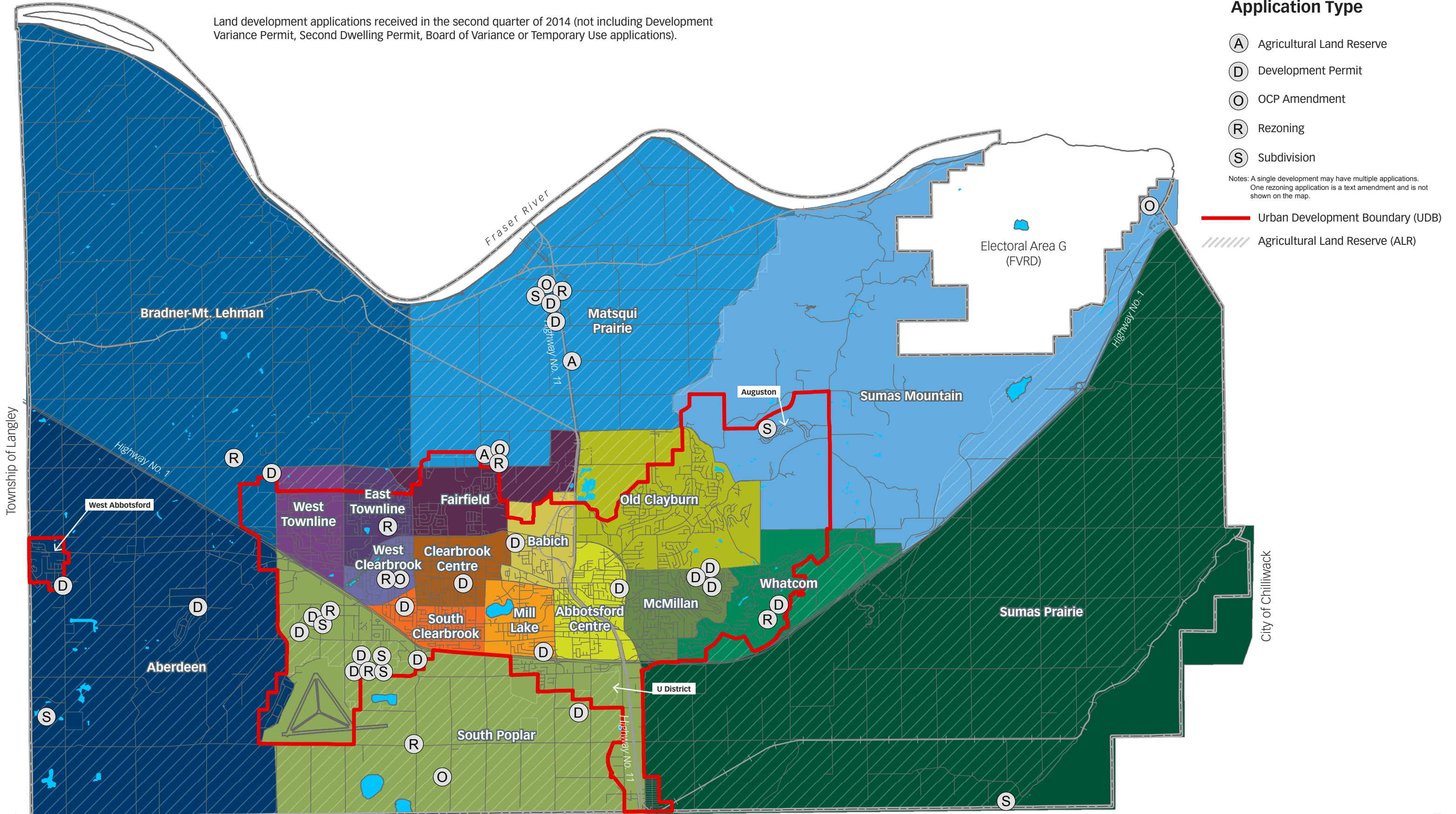
Source: City of Abbotsford, Planning & Development Services

The number of Official Community Plan amendment, subdivision and development permit applications increased over Q1 2014. Rezoning applications remained consistent with Q1 2014. Agricultural Land Reserve applications decreased from Q1 2014.

Quarterly Development Indicators

MAP OF LAND DEVELOPMENT APPLICATIONS RECEIVED

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



Quarterly Development Indicators

IN-STREAM APPLICATIONS

RESIDENTIAL UNITS Development Permit & Subdivision Applications

Single family:

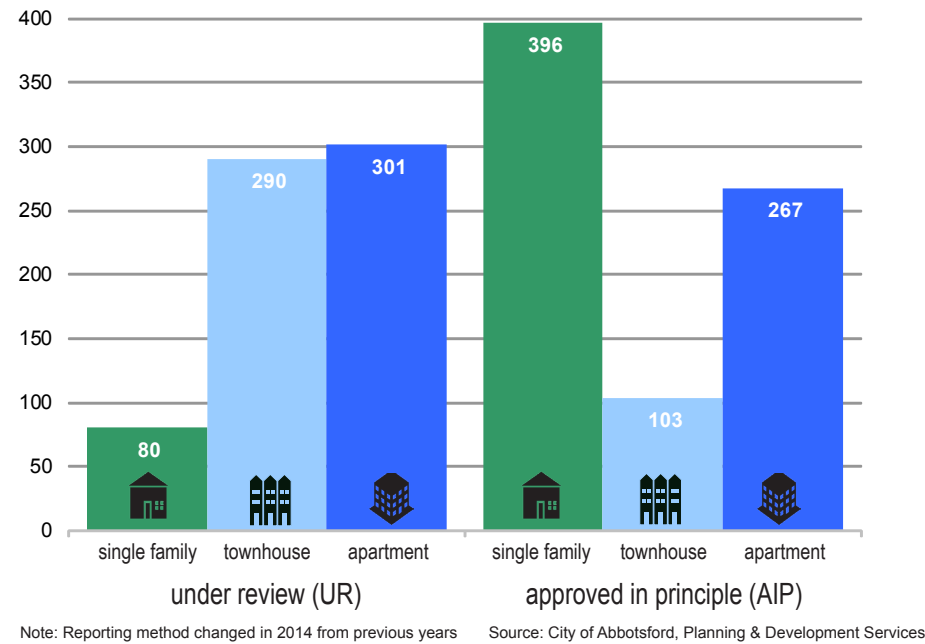
- A total of 476 single family lots were approved in principle (AIP) and under review (UR). The majority of the lots UR are in Auguston and West Abbotsford (59 lots or 74%).
- Of the 396 lots AIP, 229 (58%) are in Old Clayburn and West Abbotsford, with another 129 (33%) in Whatcom and Auguston.

Townhouse:

- A total of 393 townhouses were UR and AIP. The majority of the townhouses UR are in Whatcom and West Abbotsford (244 units or 62%).
- Of the 103 townhouses AIP, 90 (87%) are in the Old Clayburn and McMillan neighbourhoods.

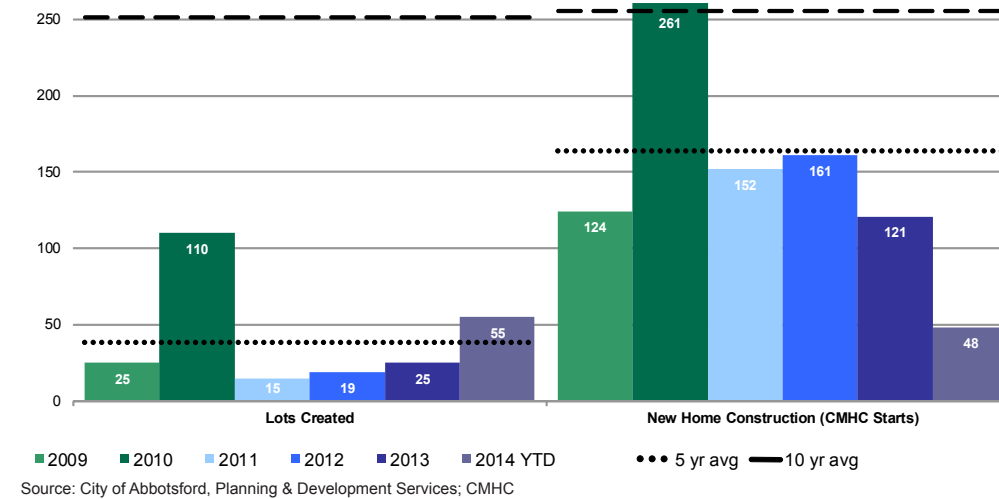
Apartment:

- A total of 568 apartment units are UR and AIP. 257 (85%) of the units UR are in McMillan and the U District.
- Of the apartment applications AIP, 61% (163 units) are in Clearbrook, 23% (60 units) in Mill Lake and 16% (44 units) in Whatcom.



APPROVED RESIDENTIAL UNITS

SINGLE FAMILY LOTS & STARTS



Lots created:

- Development activity for single family lots between January and June 2014 has already exceeded the five year average (39 lots).
- It is anticipated that single family development activity for 2014 could exceed the 10 year average (251 lots), given the number of lots proposed in conjunction with the in-stream applications (476 lots).

New home construction:

- In-stream single family applications total 476 lots. Several applications are anticipated to be completed in the last two quarters of 2014, which will likely increase the number of new homes constructed to well above the five year average (164 starts).

The second quarter of 2014 is the first time since 2008 that single family residential lots being approved and created is greater than the quantity of new homes being constructed (CMHC starts). This trend is anticipated to continue for the remainder of 2014.

INSTITUTIONAL, COMMERCIAL & INDUSTRIAL FLOOR SPACE

Rezoning Applications (Institutional), Development Permit Applications (Commercial & Industrial)

Institutional:

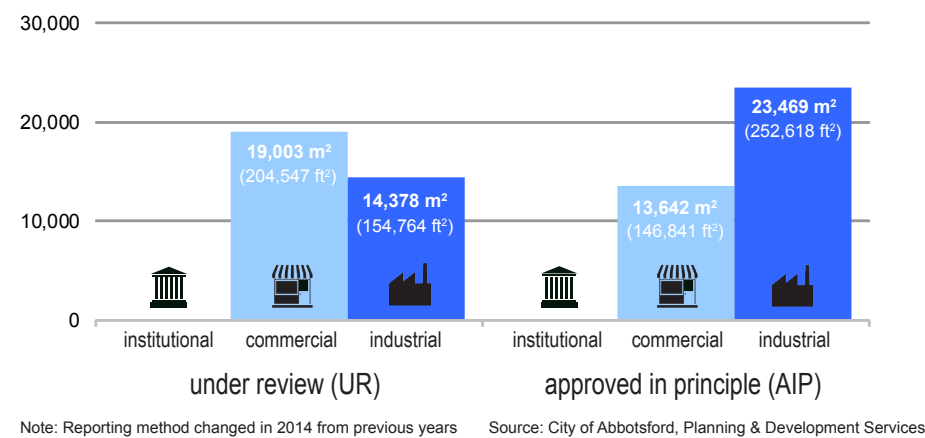
- There were no institutional rezoning applications in Q2 2014. It is noted that a development permit is not required for institutional projects.

Commercial:

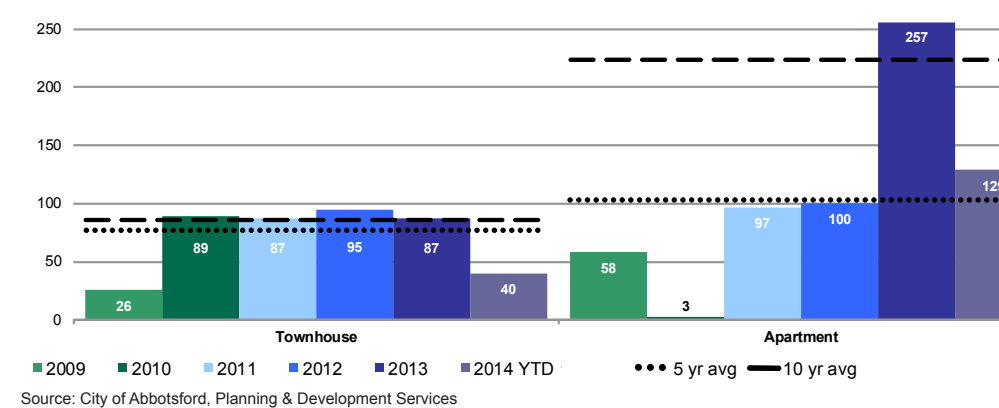
- 64% (12,162 m²) of commercial floor space UR is in the U District.
- 72% (9,804 m²) of commercial floor space AIP is in Clearbrook.

Industrial:

- 84% (12,089 m²) of industrial floor space UR is in the industrial areas north and east of the airport (YXX).
- 78% (18,374 m²) of industrial floor space AIP is located along the Sumas Way/Riverside corridor near the Sumas border crossing.



MULTI FAMILY BUILDING PERMITS (UNITS)



Townhouse:

- Activity for townhouses has been relatively stable in recent years, however it is estimated that the five year (77 units) and 10 year (86 units) averages will be exceeded. This increased activity is based upon the number of units proposed, in conjunction with the in-stream development applications (393 units).

Apartment:

- Development activity for apartments in 2014 has already exceeded the five year average (103 units) and will potentially exceed the 10 year average (224 units), based upon existing in-stream development applications (568 units).

Current Initiatives

OFFICIAL COMMUNITY PLAN (OCP) UPDATE

On June 23, 2014, Council approved Dialog's work plan and community engagement strategy, and the name and brand identity for the project. **Abbotsforward** was officially launched on July 1, Canada Day, with City staff setting up an information booth and interactive activities. The booth included chalk boards asking residents to describe and draw the "Abbotsford of their dreams", tattoos, stickers, colouring sheets, and bookmarks with information about how to get involved. Over 100 visitors attended the booth at Canada Day.

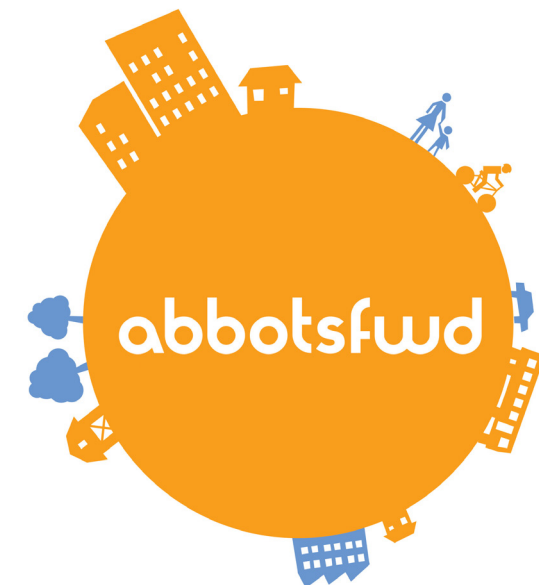
City staff will be out in the community throughout the summer including Berrybeat in Historic Downtown, Envision Concert in the Park, Jam in Jubilee, Agrifair, and University of the Fraser Valley's welcome week. In addition to these events, residents can find out more information at www.abbotsforward.ca and follow the project on **Twitter (@Abbotsforward)** or **Facebook (City of Abbotsford)**.

Residents who want to get involved during the initial stages of the project can participate in the Picturing Your City photo activity by sending in pictures of places they like and dislike in Abbotsford, and places that don't exist but should. Photos can be submitted between July 1 and August 31, 2014.

Residents were also asked to apply for the OCP Citizen Advisory Commission, a resident group that will help guide the project, with an application deadline of July 18, 2014. Once residents have been appointed to the Commission they will advise Council and help shape the future of Abbotsford by reviewing land use policy, helping with community engagement, and giving feedback on new planning ideas.

In addition, Dialog and City staff continue working on Stage 1- Background research. This research will include information on demographic projections, residential, commercial, and industrial inventory and projections, and identify planning issues.

Progress: Stage 1 - Background research report in late Q3 2014.



ZONING BYLAW UPDATE

The existing Zoning Bylaw poses many challenges for City staff, property owners, and developers proposing to undertake improvements to their property. These issues make staff less efficient, impedes them from providing a high level of customer service, and creates a need for an inordinate number of 'work around' solutions. The update will greatly assist the City in providing efficient service to our customers and provide a more readily and easily understood document.

Progress: The Phase 1 Zoning Bylaw update will be introduced to Council in August 2014 (anticipated completion in Q3 2014). Phase 2, consisting primarily of a review of the Agricultural and Comprehensive Development Zones will commence in Q3 2014 (estimated completion Q2 2015).

SECONDARY SUITE GUIDE

Development Planning and Building Permits & Licences staff undertook a process improvement initiative regarding secondary suites, including a review of our existing web pages, brochures, and internal departmental procedures with respect to secondary suites proposed in conjunction with a Land Use Contract or rezoning application. Two separate department web pages were merged, creating a single landing page for all information related to secondary suites, found at www.abbotsford.ca/suites.

An updated secondary suite guide is in the process of being finalized.

Progress: To be published in late Q3 2014.

CSPI IMPLEMENTATION PLAN

The Community Sustainability Planning Initiative (CSPI) was completed to identify initiatives that support sustainability by enabling the community to build on existing successes and identify future opportunities. As one of Council's key objectives for 2014, staff are completing the CSPI Implementation Plan to summarize all the initiatives and identify how opportunities may be realized in the short and long term. The purpose of it is to consolidate and organize the strategies, recommendations and actions of the CSPI documents into one plan that promotes a strategic approach to achieving them. While the plan will identify all the initiatives outlined in the CSPI, it will strategically focus on the ones that align with major projects Council has authorized to proceed, are in-progress or have already been completed.

Progress: Expected date of completion - Q3 2014

DEVELOPMENT APPLICATION & PROCEDURES BYLAW

Staff are currently working on updating the Development Application and Procedures Bylaw to accurately reflect all applications types currently received by the Planning & Development Services Department and to incorporate revised application processing procedures that reflect current, more streamlined processes, following the last 12 months of process improvements.

Progress: Expected date of completion - Q4 2014

U DISTRICT NEIGHBOURHOOD PLAN

Staff are in the process of drafting a scope of services to conduct a Request for Proposals (RFP) competition to select a consultant to undertake a U District Neighbourhood Plan. A budget of \$200,000 has been allocated in the 2014 Financial Plan for this purpose. Discussions are being held with the University of the Fraser Valley (UFV) about the scope of work in order to continue working collaboratively with UFV.

Progress: Expected date of completion - Q2 2015

AGRI-INDUSTRIAL STUDY

The City's Agriculture Strategy identifies the Agri-Industrial Study as one objective to support agri-industrial investment in Abbotsford. In May 2013, Council considered the study and referred it back to staff to review the servicing costs associated with agri-industrial uses along the Fraser Highway Corridor. In June 2014 staff presented a report to Council detailing servicing costs for the corridor based on the findings of a report from Colliers International. Due to the high cost to service the Fraser Highway Corridor (approximately \$32 million), Council decided not to support the Agri-Industrial Study for the Fraser Highway Corridor and directed staff to further study potential locations for agri-industrial uses within the Official Community Plan update.

Progress: Expected date of completion - TBD



Planning & Development Services
32315 South Fraser Way
Abbotsford, BC V2T 1W7
604-864-5510

