



**ABBOTSFORD**

Planning & Development Services

# Quarterly Report

**JULY - SEPTEMBER 2014**

<b>Planning &amp; Development Services</b> .....	<b>3</b>
<b>Quarterly Development Indicators</b> .....	<b>4</b>
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
Land Development Applications Received (Map).....	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
In-Stream Applications (Map) .....	10
Approved Applications (Map) .....	12
<b>Current Initiative</b> .....	<b>14</b>
Abbotsford - OCP Update.....	14

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)

cover image of proposed development Aston Row at Lynne Avenue, credit:



ALGRA BROS.



# Quarterly Development Indicators

## NUMBER OF ISSUED BUILDING PERMITS

Q3 - 2014	Q3 - 2013
<b>396</b> total issued building permits	422
<b>46</b> agricultural	26
<b>99</b> commercial	160
<b>189</b> residential (single family)	186
<b>15</b> multi-family	11
<b>30</b> industrial	23
<b>16</b> institutional	14
<b>1</b> other	2

The overall number of building permits and total construction value for Q3 2014 were marginally lower than in Q3 2013. There was a 6% decrease in the number of issued building permits and an 8% (\$3.7 million) decrease in construction value of issued building permits between Q3 2013 and Q3 2014.

The number of **agricultural** building permits increased by 20 in Q3 2014 and the total value increased by \$10.2 million. This, in part, is due to improvements to Bakerview Greenhouses Inc. (\$5.3 million).

The number of **commercial** building permits decreased by 61 from Q3 2013, with an associated \$17.2 million decrease in construction value. This decrease can be attributed to the completion of most of the tenant improvements for Highstreet.

The number of single family **residential** permits increased by 3 in Q3 2014 (189 permits) when compared to Q3 2013 (186 permits). The construction value also increased 23% from \$10.5 million to \$12.9 million.

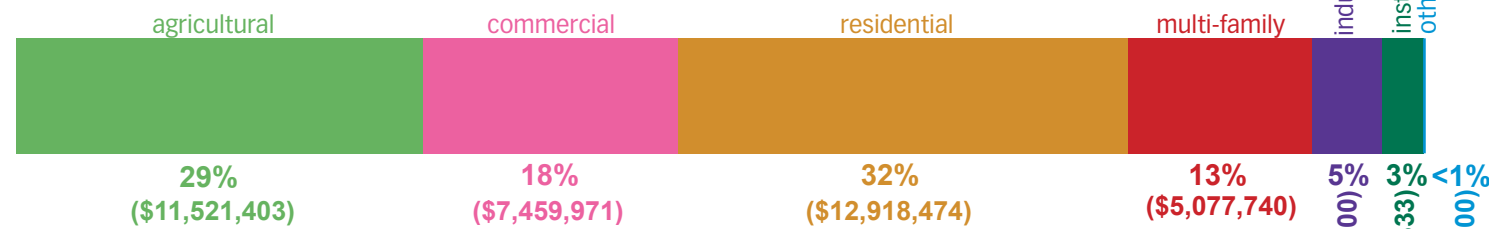
**Multi-family** building permits for Q3 2014 increased by 4 compared to Q3 2013. The construction value also increased from \$73,000 in Q3 2013 to \$5 million in Q3 2014. This increase can be attributed to the Luna townhouse development in the West Townline area.

The number of **industrial** building permits in Q3 2014 increased by 7 and the total construction value remained consistent between Q3 2013 and Q3 2014.

**Institutional** building permit totals remained consistent from Q3 2013 to Q3 2014, while the construction value decreased \$3.5 million. The higher construction value in Q3 2013 can be attributed to improvements to the Sherwood Crescent Manor residential care facility (\$2.9 million).

## VALUE OF ISSUED BUILDING PERMITS

Q3 - 2014 TOTAL CONSTRUCTION VALUE \$40,470,921



Q3 - 2013 TOTAL CONSTRUCTION VALUE \$44,168,296



5 year average construction value: \$42,973,280

10 year average construction value: \$48,872,559

## NUMBER OF BUILDING INSPECTIONS

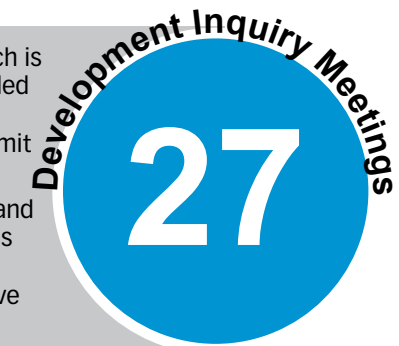
Q3 2014 building inspection numbers remain consistent with past third quarters.



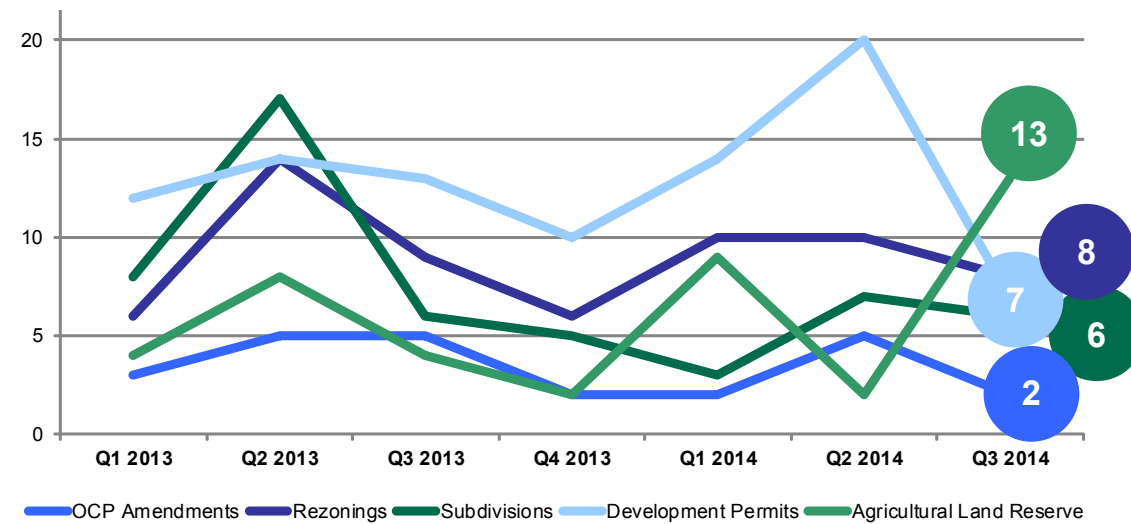
## DEVELOPMENT APPLICATIONS

During Q3, staff coordinated 27 Development Inquiry Meetings (DIM), which is consistent with the number of meetings in past quarters. 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.

Inquiries dealt with by staff during Q3 ranged from rezoning, subdivision, and development permits; including temporary use permit, building expansions and land use queries. It is expected that some of the proposals reviewed will result in development applications in future quarters, while others have already resulted in applications.



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



Note: A single development may have multiple applications

Source: City of Abbotsford, Planning & Development Services

In Q3 2014 the number of Agricultural Land Reserve applications increased; while OCP amendments, rezoning applications, subdivision applications, and development permits all decreased from Q2 2014.

# Quarterly Development Indicators

## LAND DEVELOPMENT APPLICATIONS RECEIVED

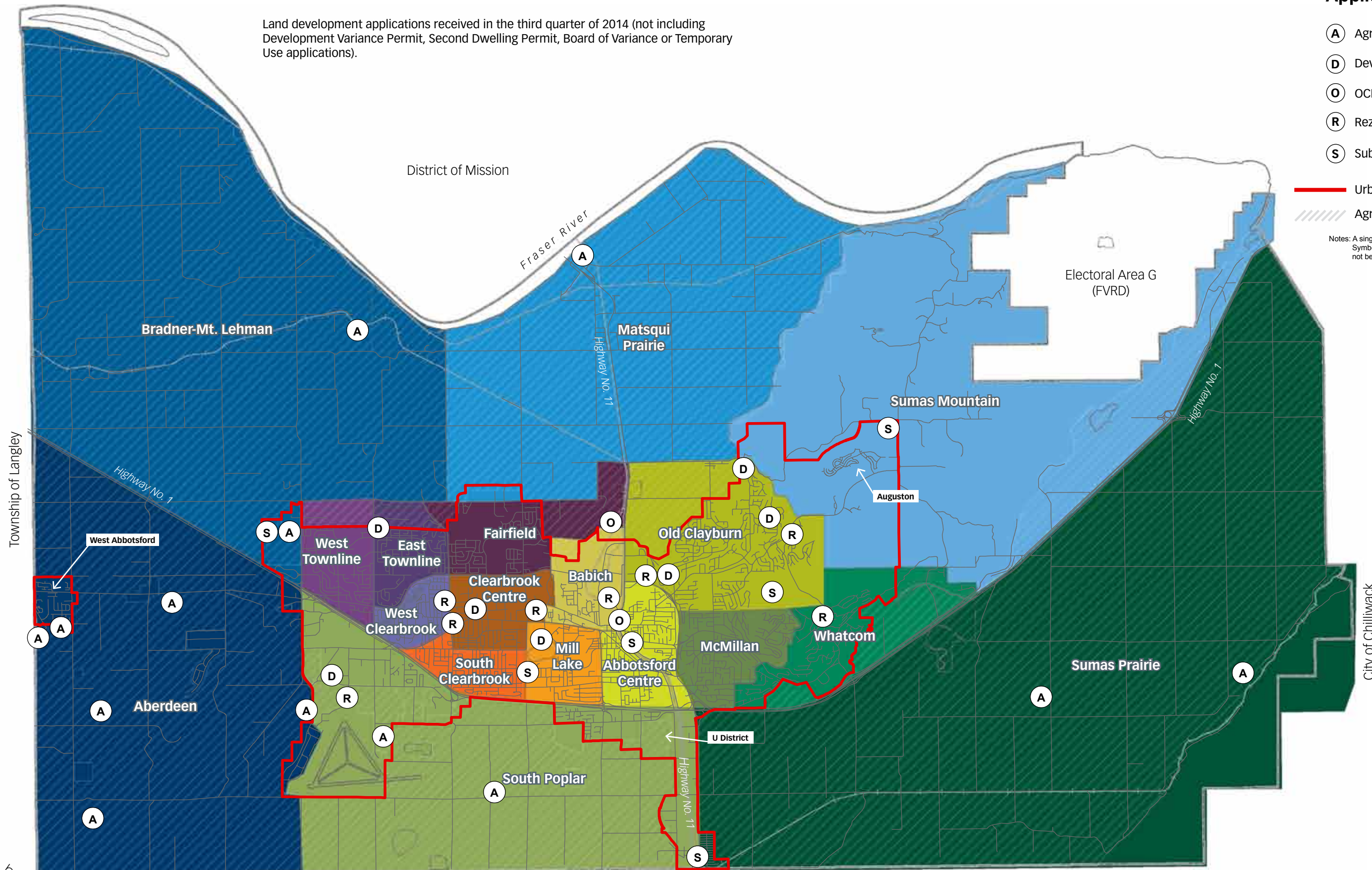
Land development applications received in the third quarter of 2014 (not including Development Variance Permit, Second Dwelling Permit, Board of Variance or Temporary Use applications).

### Application Type

- (A)** Agricultural Land Reserve (13)
- (D)** Development Permit (7)
- (O)** OCP Amendment (2)
- (R)** Rezoning (8)
- (S)** Subdivision (6)

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

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

## IN-STREAM APPLICATIONS

### RESIDENTIAL UNITS Development Permit & Subdivision Applications

#### Single family:

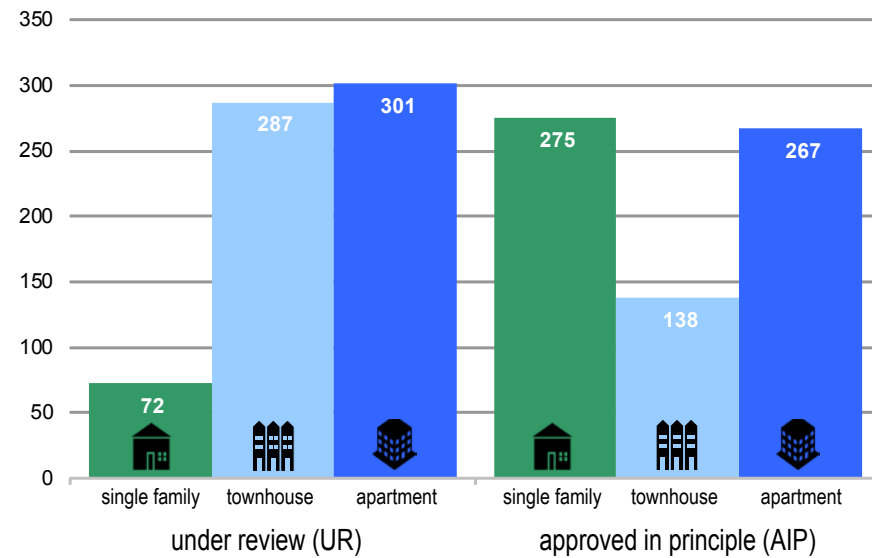
- A total of 347 single family lots are under review (UR) and approved in principle (AIP). 328 (95%) of the lots UR and AIP are within the Urban Development Boundary (UDB).
- All of the 275 lots AIP are within the UDB, with 114 (41%) in West Abbotsford, 59 (21%) in West Townline, 49 (18%) in Old Clayburn and 31 (11%) in Whatcom.

#### Townhouse:

- A total of 425 townhouses are UR and AIP. 115 (40%) of the townhouses UR are in West Abbotsford, 99 (34%) in Whatcom and 54 (19%) in Old Clayburn.
- Of the 138 townhouses AIP, 49 units (36%) are in Old Clayburn, 46 (33%) in Mill Lake and 30 (22%) in McMillan.

#### Apartment:

- A total of 568 apartment units are UR and AIP. 216 units (72%) are in mixed use developments in the U District and West Abbotsford, while the remaining 85 units are in McMillan.
- Of the apartment applications AIP, 163 units (61%) are in Clearbrook, 60 (22%) in Mill Lake and 44 (16%) in Whatcom.



Source: City of Abbotsford, Planning & Development Services

Multi-family development represents 74% of in-stream residential activity in the third quarter of 2014, while single family development represents 26% of the activity.

## INSTITUTIONAL, COMMERCIAL & INDUSTRIAL FLOOR SPACE

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

#### Institutional:

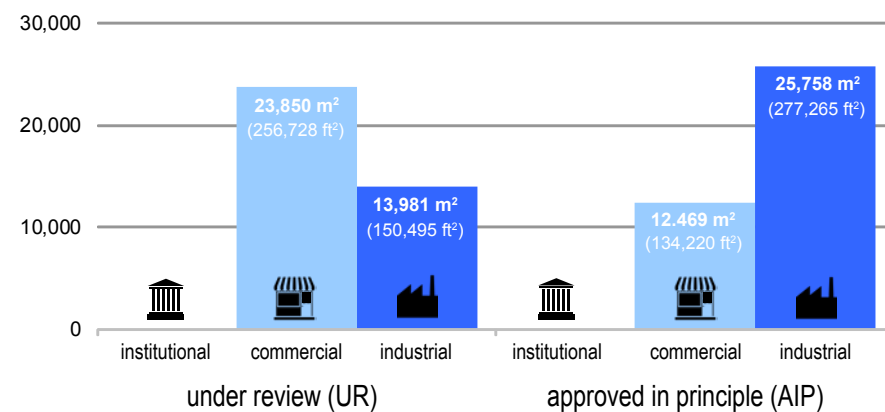
- There were no institutional rezoning applications in Q3 2014. It is noted that a development permit is not required for institutional projects.

#### Commercial:

- 13,432 m<sup>2</sup> (56%) of commercial floor space UR is in mixed use developments in the U District and West Abbotsford, while 9,797 m<sup>2</sup> (41%) is in East Townline.
- 8,313 m<sup>2</sup> (67%) of commercial floor space AIP is in Clearbrook Centre and 2,580 m<sup>2</sup> (21%) in West Abbotsford.

#### Industrial:

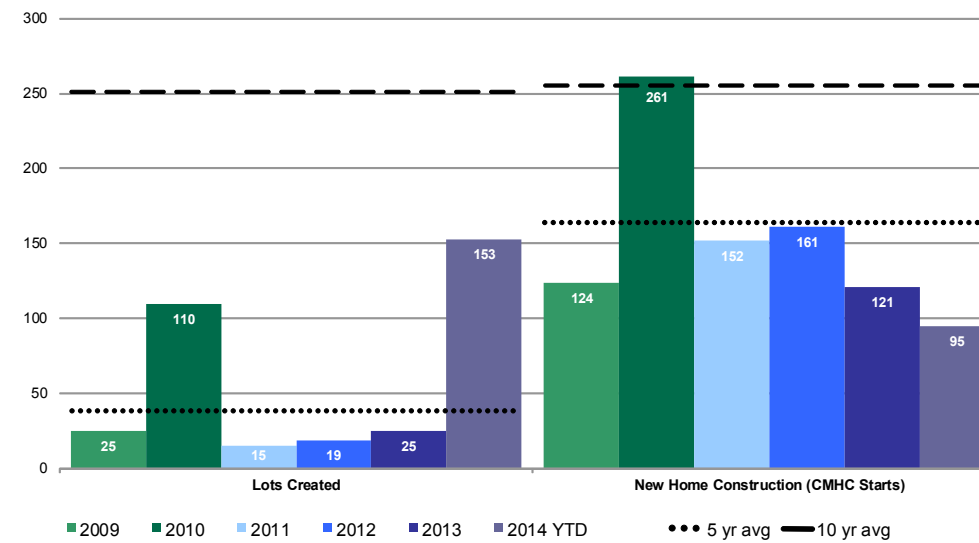
- 13,981 m<sup>2</sup> (100%) of industrial floor space UR is north of the airport.
- 24,402 m<sup>2</sup> (95%) of industrial floor space AIP is north of the airport and in the Sumas Way corridor.



Source: City of Abbotsford, Planning & Development Services

## APPROVED RESIDENTIAL UNITS

### SINGLE FAMILY LOTS & STARTS



Source: City of Abbotsford, Planning & Development Services; CMHC

Single family residential lots being approved and created continues to exceed the quantity of new homes being constructed (CMHC starts). Almost two-thirds of single family lots created year-to-date were in the third quarter of 2014.

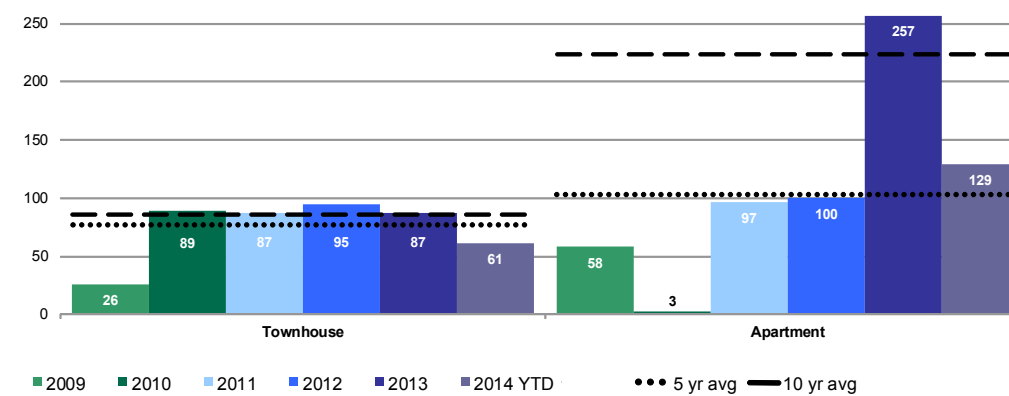
#### Lots created:

- Development activity for single family lots between January and September 2014 has 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 (374 lots).

#### New home construction:

- In-stream single family applications total 374 lots. Several applications are anticipated to be completed in the last quarter of 2014, which will likely increase the number of new homes constructed to well above the five year average (164 starts).

## MULTI-FAMILY BUILDING PERMITS (UNITS)



Source: City of Abbotsford, Planning & Development Services

#### 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 (425 units).

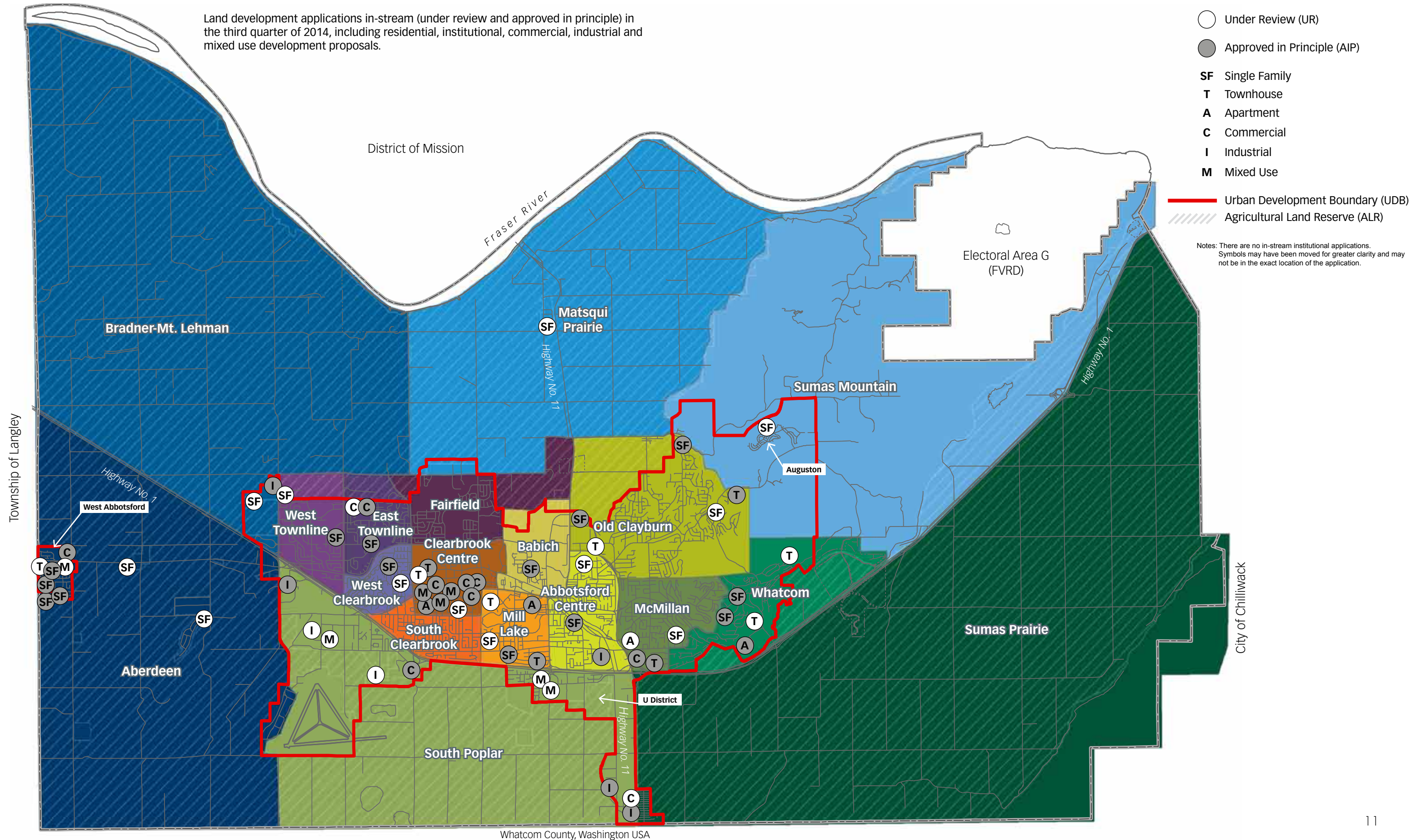
#### Apartment:

- Development activity for apartments in 2014 has 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).

# Quarterly Development Indicators

## IN-STREAM APPLICATIONS

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



# Quarterly Development Indicators

## APPROVED APPLICATIONS

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

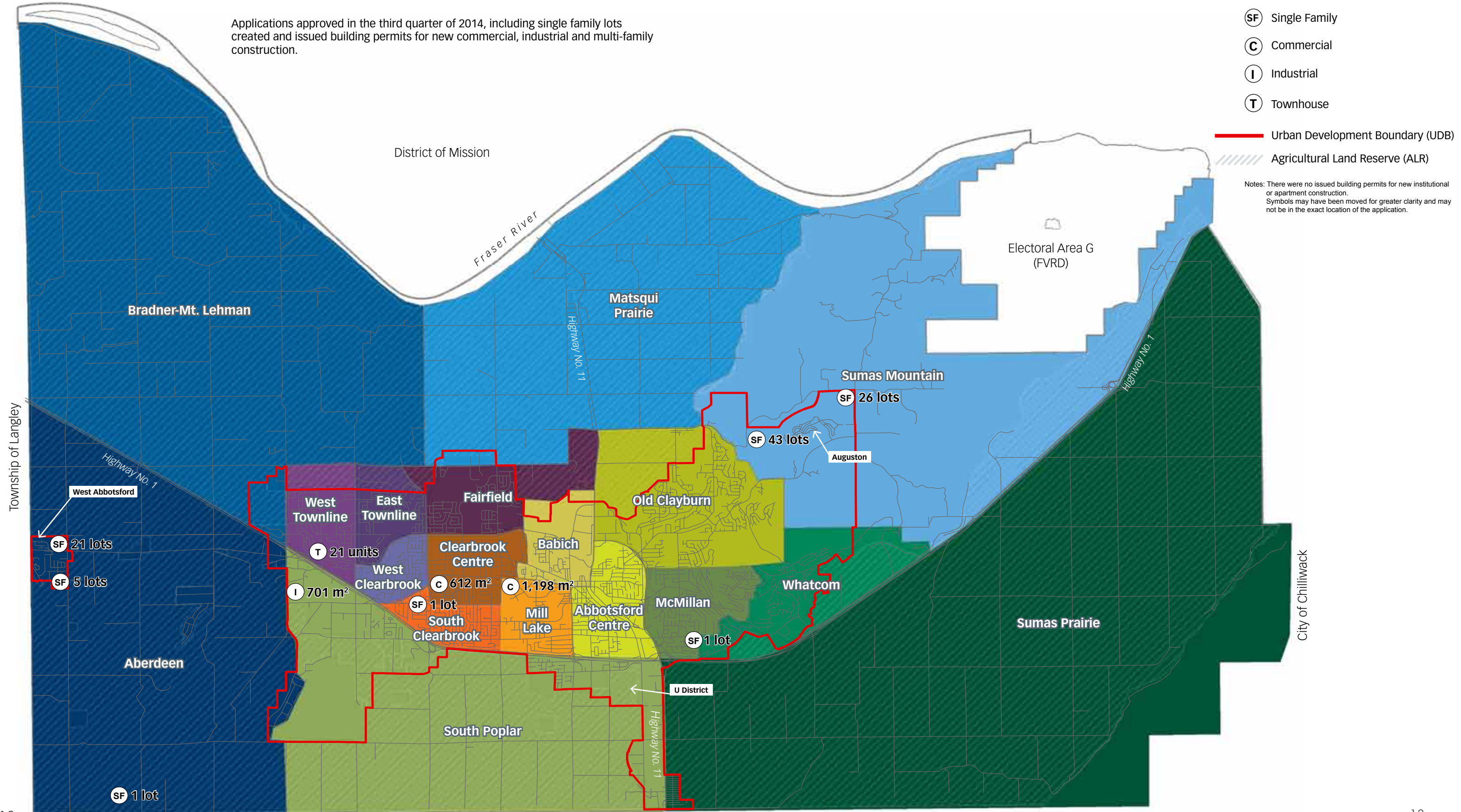
## Development Type

- SF** Single Family
- C** Commercial
- I** Industrial
- T** Townhouse

**—** Urban Development Boundary (UDB)

**///** Agricultural Land Reserve (ALR)

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



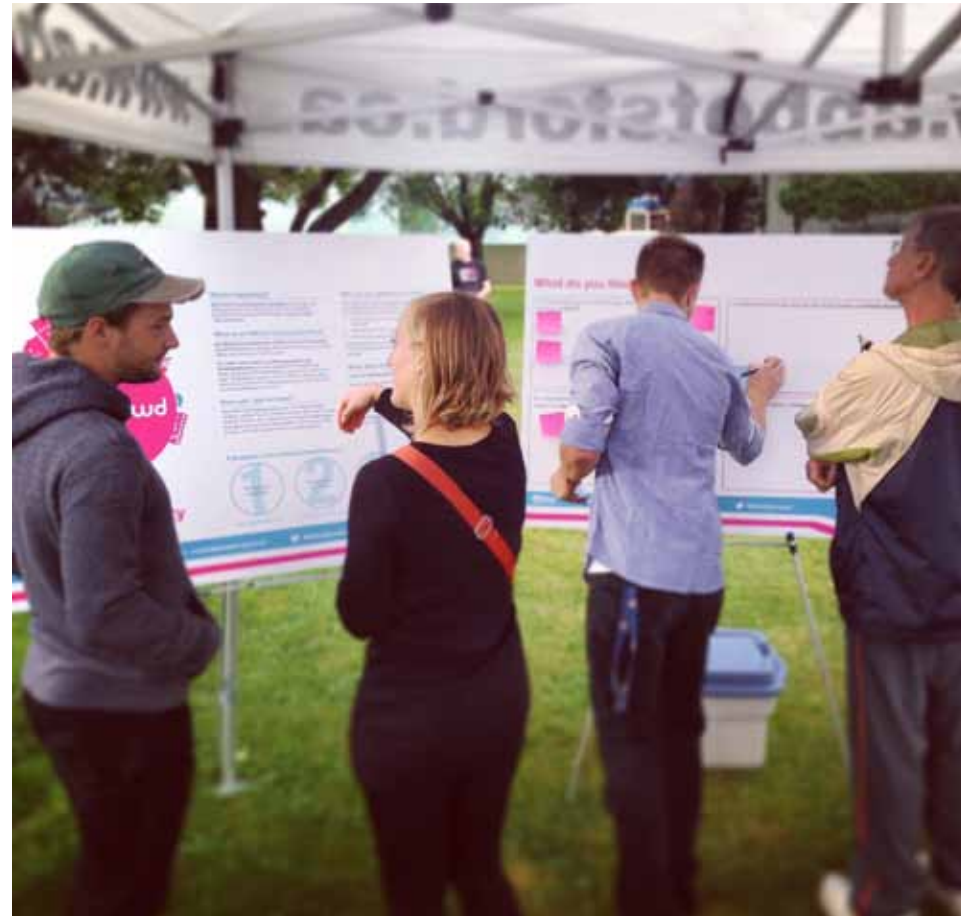
## ABBOTSFORD - OCP UPDATE

In June 2014, Council supported the Official Community Plan (OCP) work plan and community engagement strategy, and the name and brand identity for the project. Abbotsforward was **officially launched** on July 1, Canada Day and engagement activities continued over the summer at festivals and events.

**Engagement activities** and methods included news releases, radio interviews, information letters (to government agencies, special interest groups and First Nations), Facebook, Twitter, the project website ([www.abbotsforward.ca](http://www.abbotsforward.ca)), and a road show.

The **road show** was a mobile booth set up at events in high visibility locations. The booth was interactive with project staff handing out brochures, stickers, tattoos, and colouring sheets; inviting people to provide feedback; and answering questions. The booth also had chalk boards at the first few events that asked residents to describe and draw the "Abbotsford of their dreams". At the remaining events, display boards asked residents to describe what they wished to keep and re-think about Abbotsford, how people will move around, and if housing will need to change.

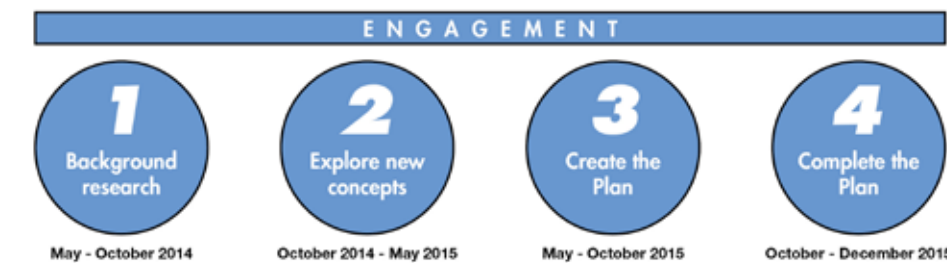
A total of **585 people visited** the road show between July and early September at the following events: Canada Day festivities at Exhibition Park, Berrybeat Festival in Historic Downtown, Envision Concert Series at Mill Lake Park, Agrifair at Exhibition Park, Jam in Jubilee in Jubilee Park, and UFV Welcome Week at the University of the Fraser Valley.



THIRD QUARTER 2014  
Planning & Development Services

An **OCP Citizen Advisory Commission** was also created to help guide the OCP update project by shaping the future of Abbotsford. This resident group will review land use policy, help with community engagement activities, and give feedback on new planning ideas. A call for applications was conducted for members from June 27 to July 21 and a number of methods were used to get the word out. In September 2014, Council appointed a Commission of nine members that maximizes the demographic and geographic makeup of Abbotsford. The first meeting was on September 24, 2014.

The project will be **completed over four stages**. Dialog (the Consultant) and City staff are working on the Background Research Report which will set a baseline for the project going forward, and inform the development of themes and new concepts in Stage 2. The report will be presented to Council in Q4 2014.



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THIRD QUARTER 2014  
Planning & Development Services





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