

2015

THIRD QUARTER REPORT Planning & Development Services



JULY - SEPTEMBER 2015



Table of Contents

- Planning & Development Services..... 3
- Introduction..... 4
- Application Process..... 4
- Development Applications 5
 - Development Inquiry Meetings (DIM)
- Land Development Applications Received 6
- In-Stream Residential Applications 8
 - Single Family (lots), Townhouse (units) & Apartment (units)
- In-Stream ICI Applications 10
 - Institutional, Commercial & Industrial Floor Space
- Approved Residential Applications..... 12
 - Single Family (lots), Townhouse (units) & Apartment (units)
- Approved ICI Applications 14
 - Institutional, Commercial & Industrial Floor Space
- Issued Building Permits 16
 - Number of Issued Building Permits by Quarter 16
 - Value of Issued Building Permits by Quarter 17
 - Number of Building Inspections..... 17
- Issued Residential Building Permits..... 18
 - Single Family, Townhouse & Apartment
- Issued ICI & Agricultural Building Permits..... 19
 - Institutional, Commercial, Industrial & Agricultural
- Map of Issued Building Permits..... 20
- Current Initiatives 22

Cover image of Flatiron Building at 2539 Montrose Ave
 Developer: Algra Bros. Developments



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) 2015 Third Quarter Report is the seventh in a series of Quarterly Reports. The 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.

Contained within this report are current departmental initiatives highlighting some of the major projects underway in the third quarter of 2015, and growth and development activity. Staff presented to Council 76 Housekeeping Amendments to the Zoning Bylaw to improve the clarity and legal resilience of the document and have begun Phase 2 of the Zoning Bylaw update and review. UDistrict has entered Stage 2, Choices and Direction, which will explore different options to growth by both the campus and neighbourhood based on need. Staff also coordinated 65 Development Inquiry Meetings, received 41 land development applications, issued 451 building permits, and completed 3,112 building inspections.

We will continue to build on these achievements and look forward to a successful fourth quarter of 2015!

For more information: www.abbotsford.ca/stats

Application Process

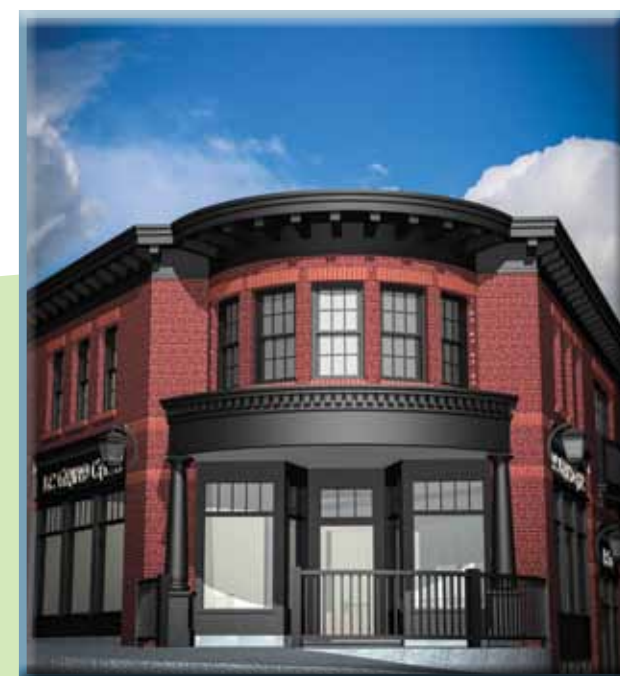
	<p>1. INQUIRY</p> <p>There is a lot of information to consider before making an application, including understanding the relevant City plans, procedures, and bylaws. Development Inquiry Meetings (DIMs) are an opportunity to meet with City staff, discuss ideas, and determine how the City's plans and policies 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 Q3 staff coordinated 65 Development Inquiry Meetings (DIM), which is approximately 30% greater than in Q2 (50). Year to date, staff have hosted a total of 165 DIMs which is 90 more (120% increase) than the first three quarters of 2014 (75). DIMs are intended to provide preliminary direction to land owners/developers who are considering development in respect to the Official Community Plan, Development Permit Areas/guidelines, zoning and anticipated off site infrastructure requirements.

Similar to Q2, approximately 40% (26) of the inquiries included rezoning and/or subdivision of property to accommodate residential development in both single and multiple family style developments. Inquiries related to commercial (14) and industrial (12) represented an additional 40%. Inquiries related to agricultural land represented only 12% (8) of DIMs hosted this quarter and none dealt with exclusion from the ALR. Mixed use developments and institutional developments (5) round out the topics dealt with through DIMs in Q3 2015.



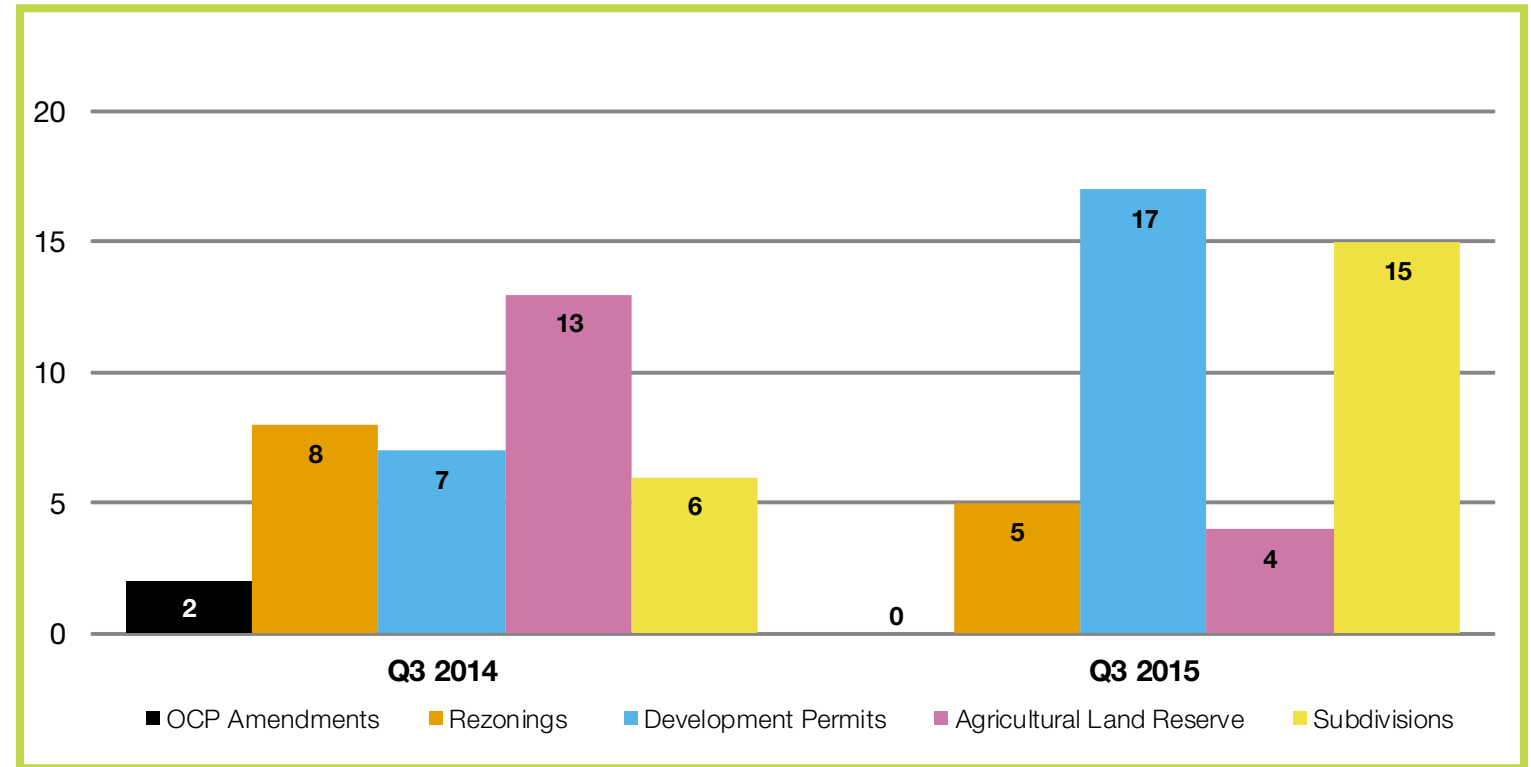


Land Development Applications Received

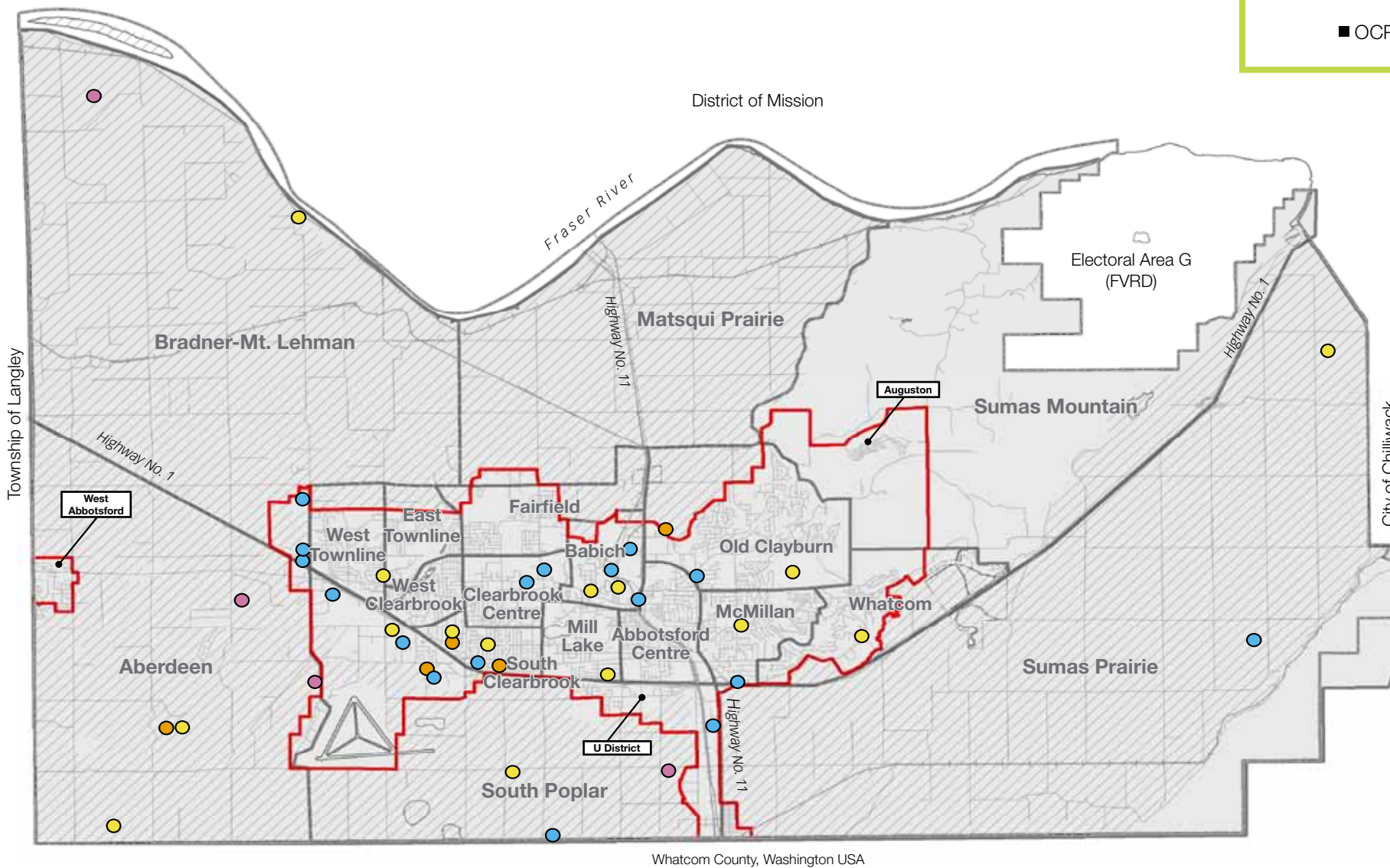
The total number of land development applications received in Q3 2015 is 41, compared to 36 in Q3 2014. There were no OCP Amendments in this quarter. Rezoning and Agricultural Land Reserve applications both decreased between Q3 2015 and Q3 2014. While Development Permits and Subdivision applications both increased between the two quarters.

Q3 2014
total:
36

Q3 2015
total:
41



Land development applications received in the third quarter of 2015 (not including Development Variance Permit, Temporary Use, Second Dwelling Permit or Board of Variance applications).



Q3 2015 - Application Type (number of applications)

- OCP Amendments - 0
- Rezoning - 5
- Development Permits - 17
- Agricultural Land Reserve - 4
- 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:

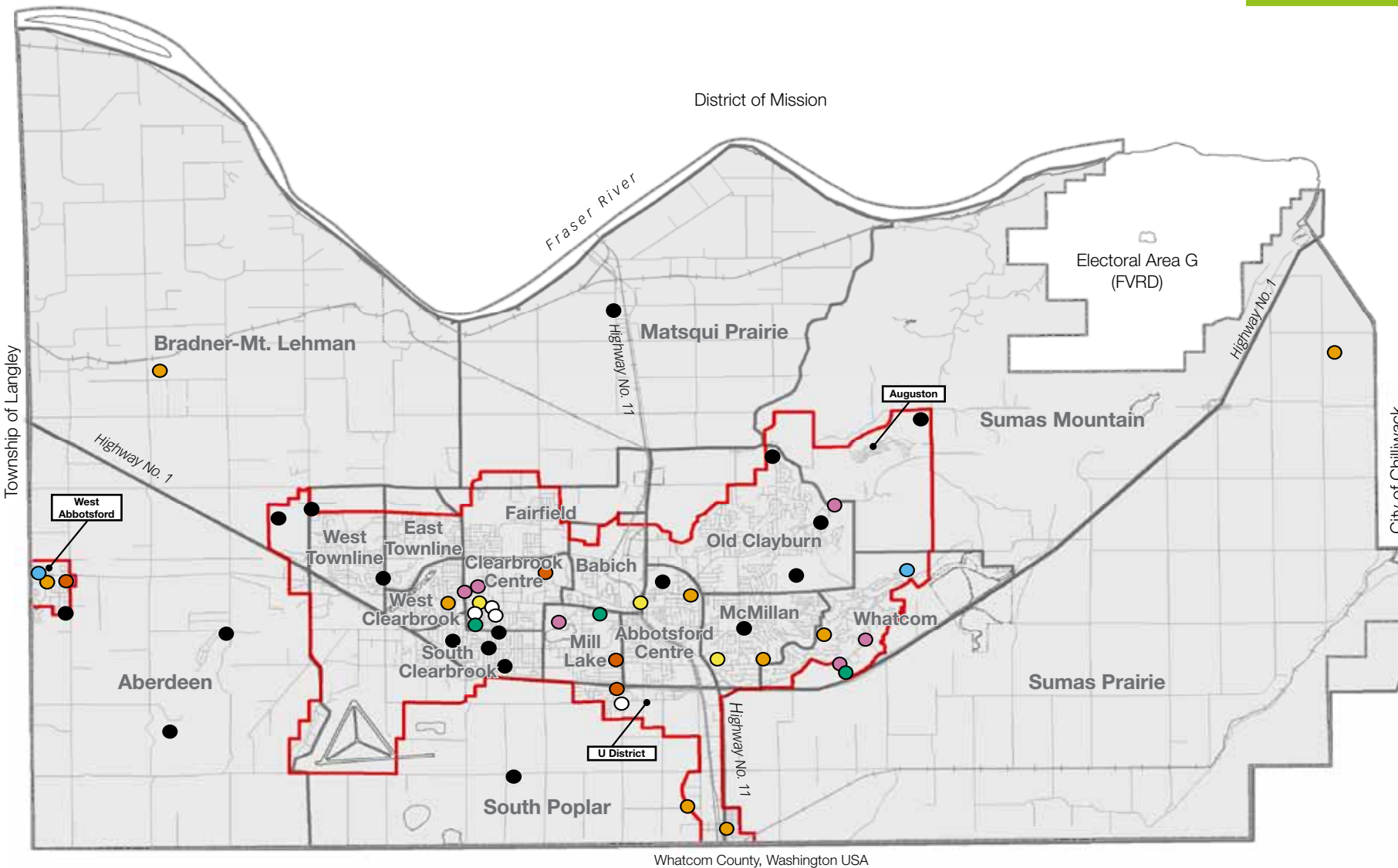
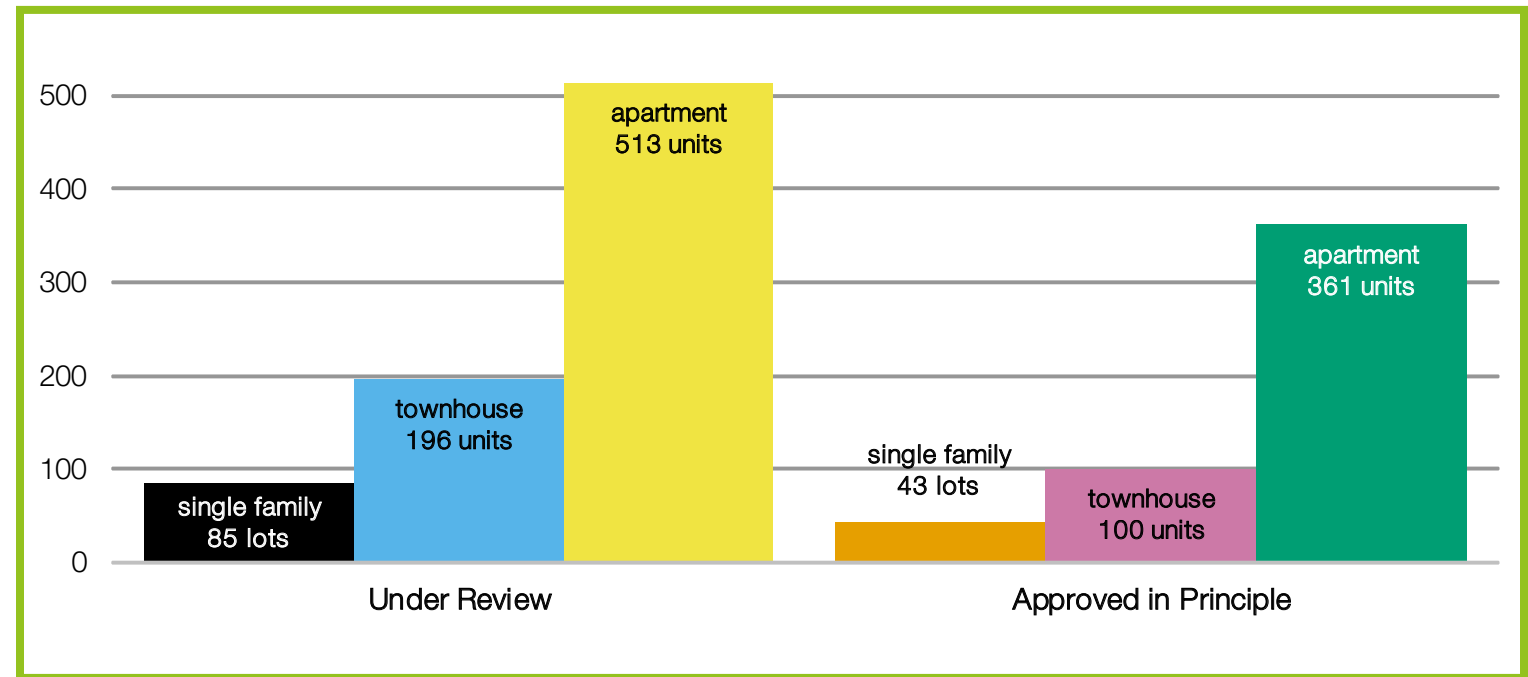
- A total of 128 single family lots are under review (UR) and approved in principle (AIP). Of these 77% are within the Urban Development Boundary (UDB).
- 30 of the 43 lots (79%) AIP are in Whatcom.

Townhouse:

- A total of 296 townhouse units are UR and AIP and all are within the UDB.
- 100% of the units are located in West Abbotsford (115) and in Whatcom (81).
- 96 of the 100 units AIP are located in Whatcom (37), Clearbrook Centre (32) and Old Clayburn (27).

Apartment:

- A total of 874 apartment units are UR and AIP and are all within the UDB.
- Of the 874 units, 561 units (64%) are in mixed use developments located in Clearbrook Centre, UDistrict, Mill Lake, and West Abbotsford.
- Of the 158 units UR not within mixed use developments, 85 units (54%) are located in McMillan, 42 units (27%) in Clearbrook Centre, and 31 units (19%) in Babich.
- Of the 155 units AIP not within mixed use developments, 60 units (39%) are located in Mill Lake, 51 units (33%) in Clearbrook Centre, and 44 units (28%) in Whatcom.



In-stream residential applications (under review and approved in principle) in the third quarter of 2015, were collected from Development Permit and Subdivision applications.

Mixed use applications include 355 apartment units under review (UR) and 206 apartment units approved in principle (AIP) along with a commercial component (see pages 10-11). This represents 64% of all apartment units in-stream.

Q3 2015 - Application Type (number of applications)

- Single Family UR (Under Review) - 18
- Single Family AIP (Approved in Principle) - 9
- Townhouse UR - 2
- Townhouse AIP - 6
- Apartment UR - 3
- Apartment AIP - 3
- Mixed Use UR - 4
- Mixed Use AIP - 4
- Urban Development Boundary (UDB)

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:

- There was one application under review (UR) for 1,045 m² of institutional floor space located in West Clearbrook for a personal care facility. No institutional applications were approved in principle (AIP).

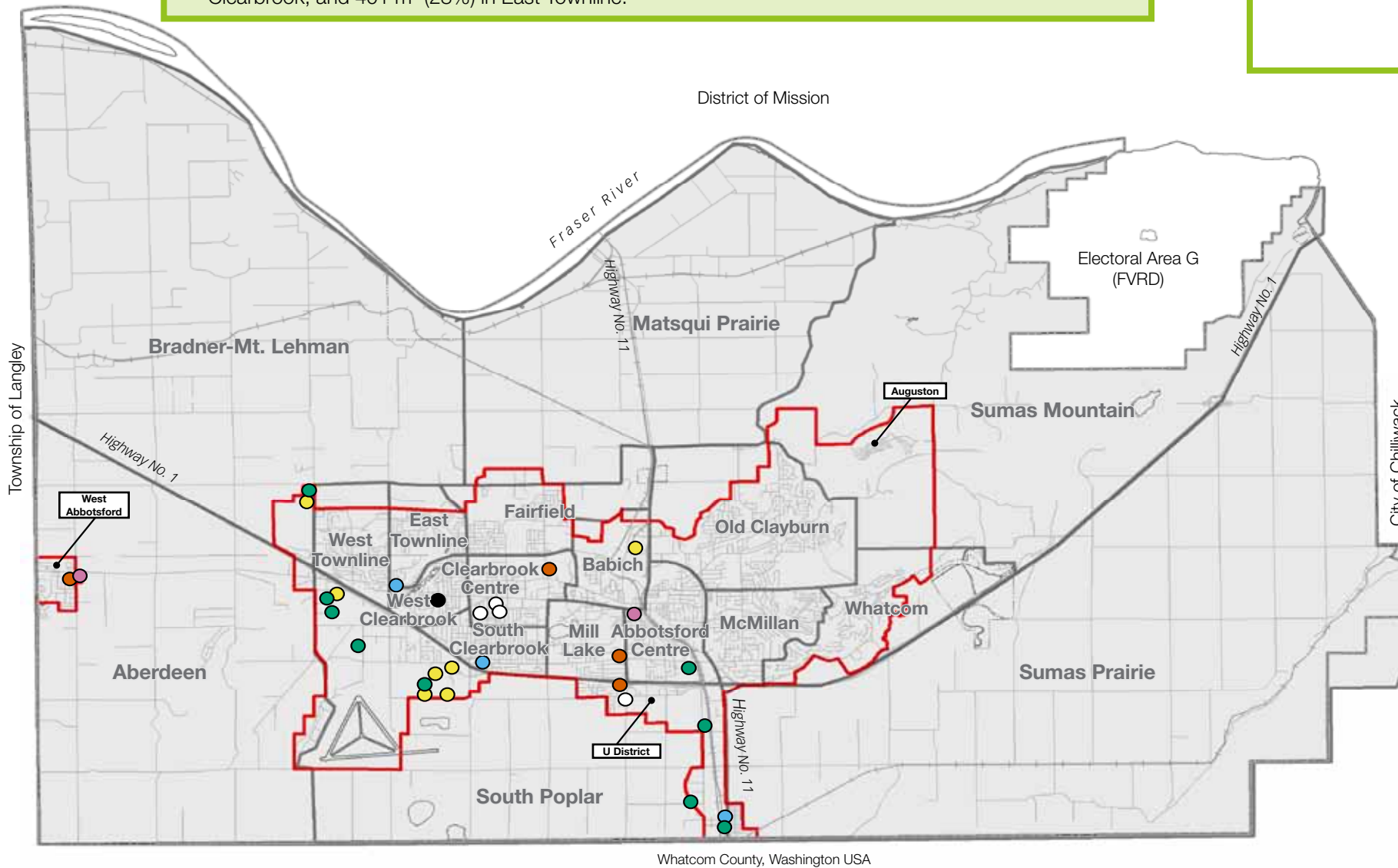
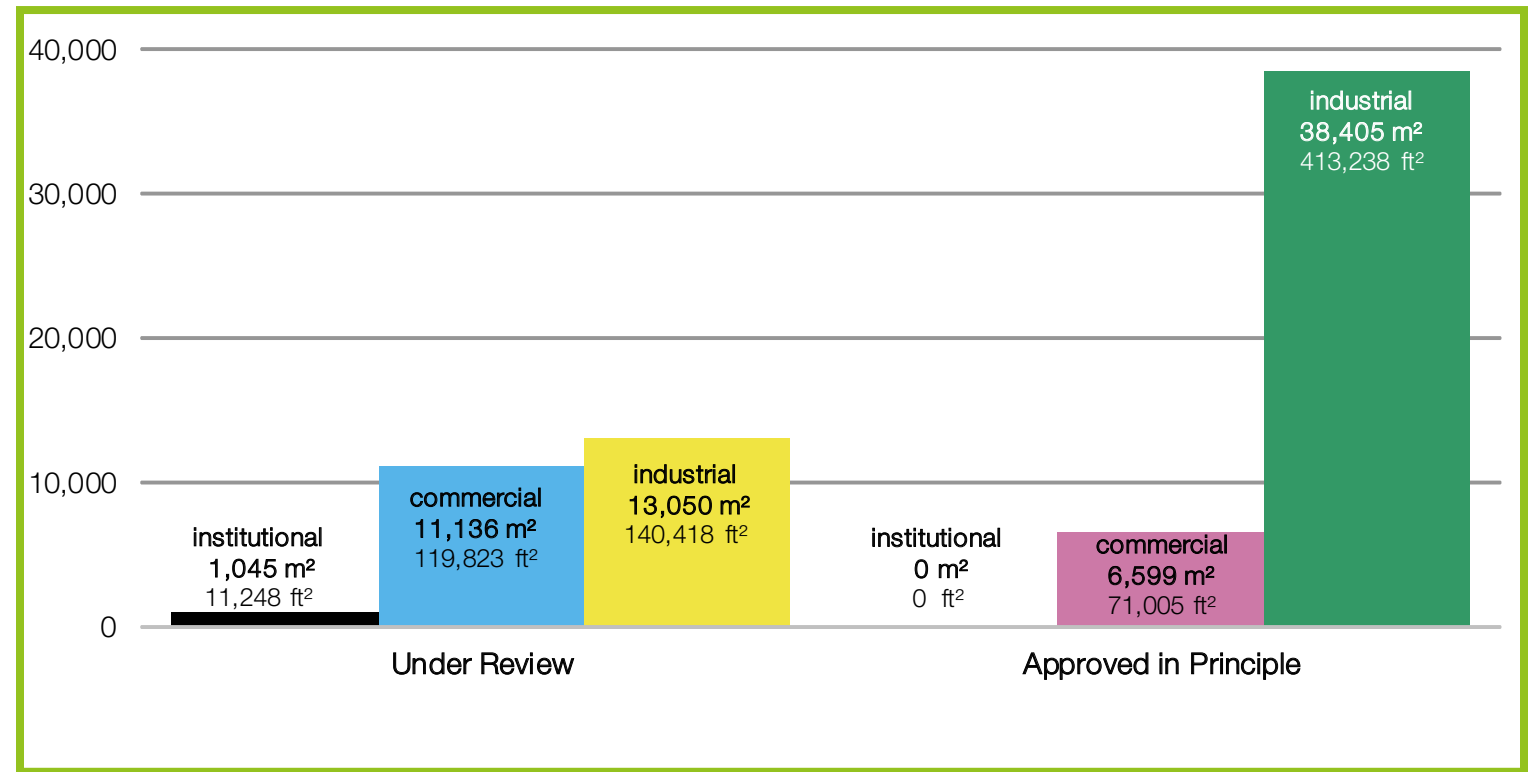
Commercial:

- A total of 12,881 m² (73%) of commercial floor space is within mixed use developments in Clearbrook Centre, UDistrict, Mill Lake, and West Abbotsford.
- Of the remaining 1,439 m² commercial floor space UR not in mixed use developments, 621 m² (43%) is located in South Poplar, 417 m² (29%) is in South Clearbrook, and 401 m² (28%) in East Townline.

- The remaining 3,415 m² of commercial floor space AIP not in mixed use developments is in West Abbotsford (2,580 m²) and in Abbotsford Centre (835 m²).

Industrial:

- 9,195 m² (70%) of industrial floor space UR is in South Poplar north and east of Abbotsford International Airport (YXX) and 3,721 m² (29%) in Bradner-Mt Lehman.
- There is 29,900 m² (78%) of industrial floor space AIP in South Poplar north and east of YXX and in the Sumas corridor, 7,149 m² (19%) industrial floor space is in Abbotsford Centre, and 1,356 m² (3%) in Bradner-Mt Lehman.



In-stream ICI applications (under review and approved in principle) in the third quarter of 2015, were collected from Development Permit applications for commercial and industrial projects and from Rezoning applications for institutional projects.

Mixed use applications include 9,697 m² of commercial floor space under review (UR) and 3,184 m² approved in principle (AIP) along with an apartment component (see pages 8-9). This represents 73% of all commercial floor space in-stream.

Q3 2015 - Application Type (number of applications)

- Institutional UR (Under Review) - 1
- Institutional AIP (Approved in Principle) - 0
- Commercial UR - 3
- Commercial AIP - 2
- Industrial UR - 7
- Industrial AIP - 9
- Mixed Use UR - 4
- Mixed Use AIP - 4
- Urban Development Boundary (UDB)

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:

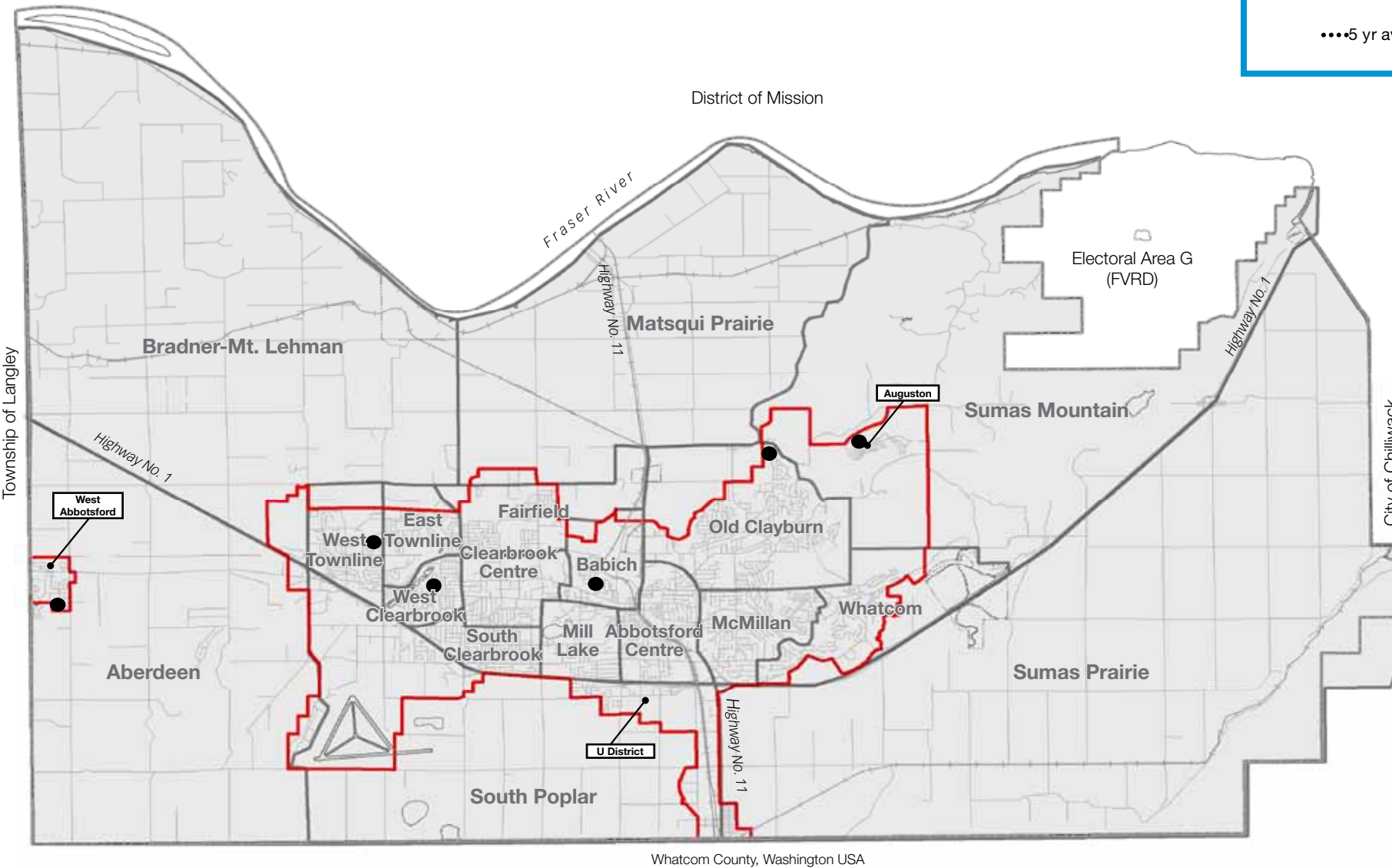
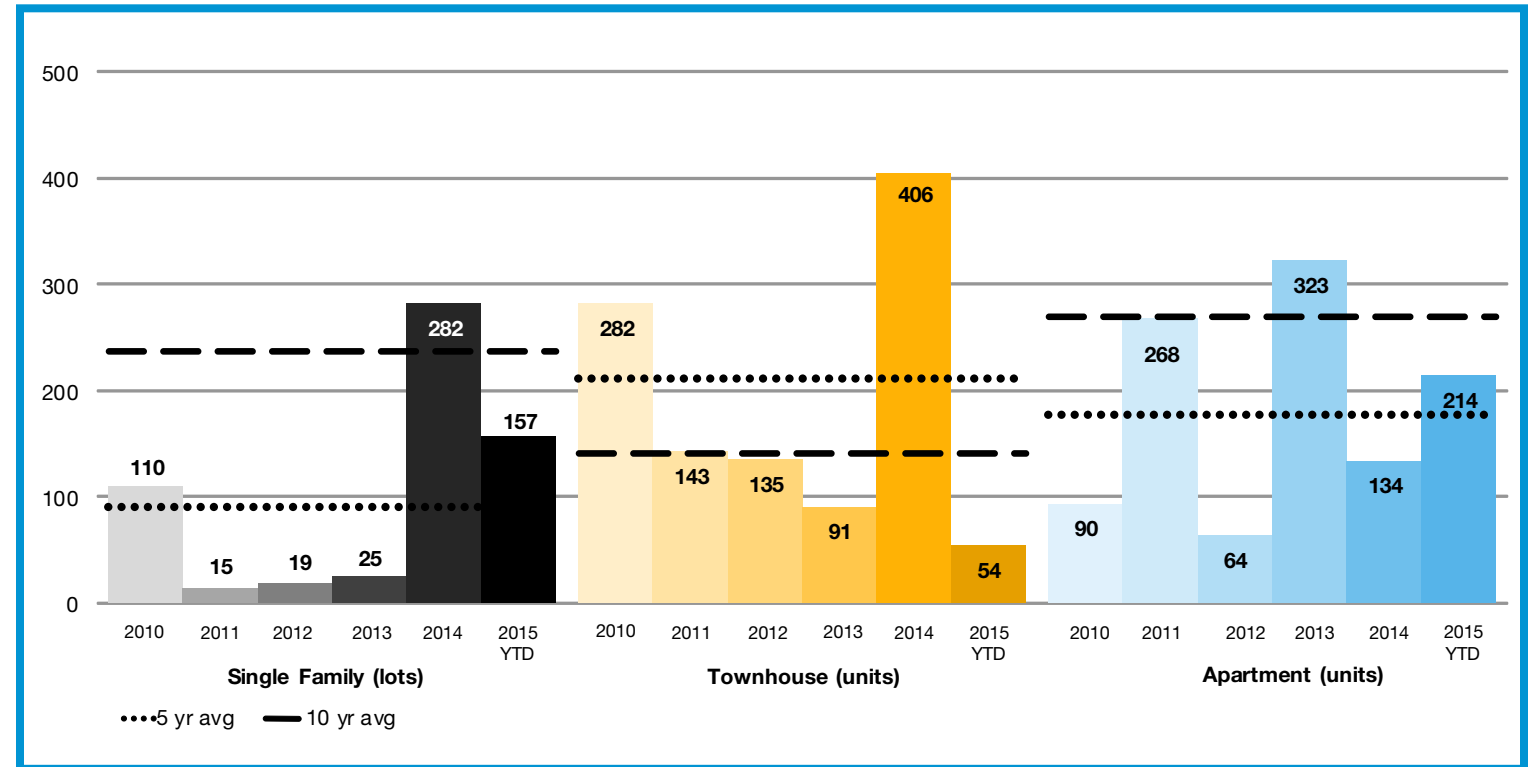
There were 136 single family lots approved in Q3 2015. There are 59 lots (43%) located in West Townline, 41 lots (30%) in Auguston, 29 lots (21%) in Old Clayburn and the balance (48) in West Abbotsford, Babich and West Clearbrook. Total year to date lots approved is 157, which exceeds the 5 year average (90 lots) and with 128 lots in-stream could potentially exceed the 10 year average (238 lots).

Townhouse:

There were no townhouse units approved in Q3 2015. With 54 units approved to date it is estimated that we may approach the 10 year average (141 units), based on the number of in-stream applications (296 units).

Apartment:

There were no apartment units approved this quarter. With 214 apartments approved to date we have surpassed the 5 year average (177 units) and with in-stream applications (874 units) may potentially surpass the 10 year average (270 units).



Approved residential applications in the third quarter of 2015, were collected from Development Permit applications.

There were no mixed use applications approved in Q3 2015.

Q3 2015 - Application Type (lots/units)

- Single Family (136 lots)
- Townhouse (0 units)
- Apartment (0 units)
- Mixed Use (0 units)
- Urban Development Boundary (UDB)

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 Q3 2015.

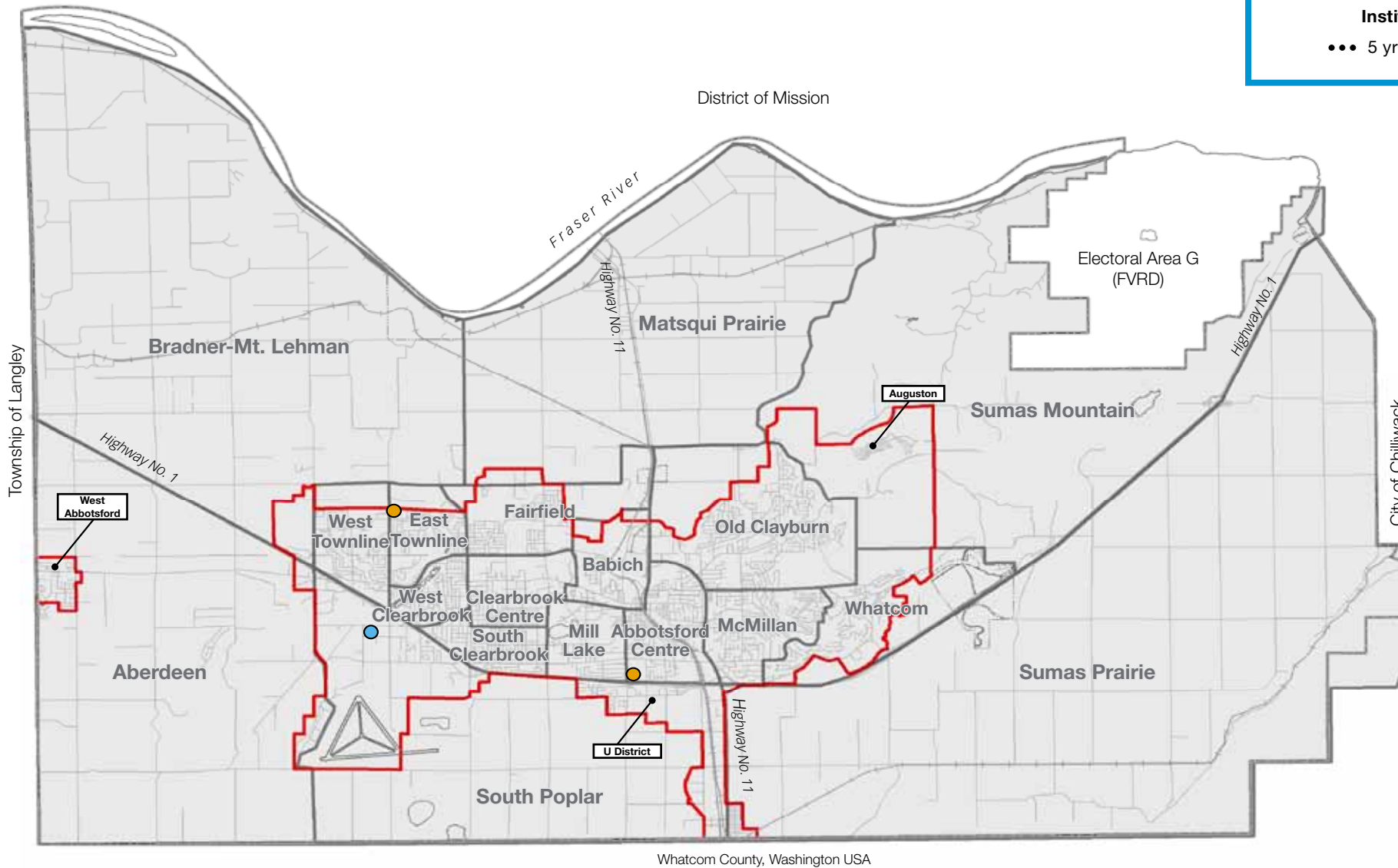
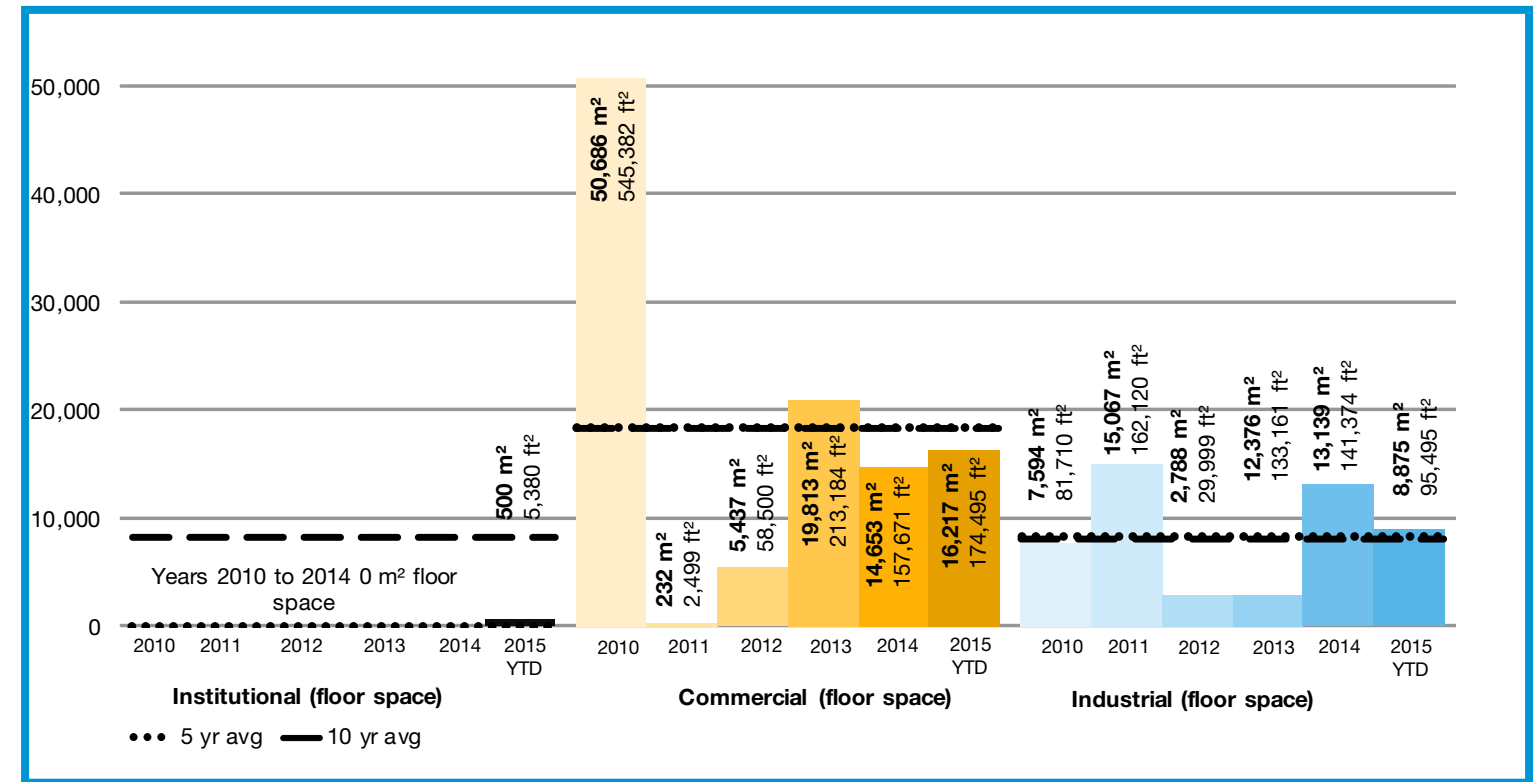
includes the development at Highstreet Shopping Centre in 2010).

Commercial:

There was a total of 12,209 m² of commercial floor space approved in Q3 2015. Of this 6,457 m² of commercial floor space is in Abbotsford Centre and 5,752 m² in East Townline. The year to date approved commercial floor space is 16,217 m². With 17,735 m² of commercial floor space in-stream it is possible that this year's approvals will exceed the 5 year average (18,378 m²) and the 10 average (18,299 m²) by year end (averages for both 5 year and 10 year trends

Industrial:

All of the industrial floor space (4,504 m²) approved in Q3 2015 is located in South Poplar north of Abbotsford International Airport (YXX). The year to date industrial approved applications totals 8,875 m² which exceeds the 5 year (8,279 m²) and the 10 year (7,993 m²) averages. Based on the in-stream applications of 51,455 m² industrial floor space, this year's total could potentially be the highest total of the past 10 years.



Approved ICI applications in the third quarter of 2015 were collected from Development Permit applications for commercial and industrial projects and from Rezoning applications for institutional projects.

There were no mixed use applications approved in Q3 2015.

Q3 2015 - Application Type (floor space)

- Institutional (0 m²)
- Commercial (12,209 m²)
- Industrial (4,504 m²)
- Mixed Use (0 m²)
- Urban Development Boundary (UDB)

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)

Q3 - 2015	Q3 - 2014
451 total issued building permits	391
47 agricultural	46
102 commercial	97
250 residential (single family)	186
21 multi-family	15
12 industrial	30
16 institutional	16
3 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 total number of issued building permits for Q3 2015 was greater than Q3 2014, as was the total construction value. Between Q3 2014 and Q3 2015 there was a 15% increase in the number of issued building permits and a 124% (\$50 million) increase in construction value. The Q3 2015 construction value is 69% greater than the 5 year and 67% greater than the 10 year average construction values.

Agricultural building permits increased by 1 and the construction value increased by \$2 million (18%) from Q3 2014 to Q3 2015. This can be attributed to a new 18,587 m² greenhouse for Vanbelle Nursery and a new facility for the WestGen Group of Companies.

The number of **commercial** building permits increased by 5 from Q3 2014, and there was a \$19 million (251%) increase in construction value due in part to a development on McCallum Rd for Cabelas and the first phase of Gians Centre on Townline Rd.

The number of single family **residential** permits increased

by 64 in Q3 2015 compared to Q3 2014. The construction value also increased by \$13 million (101%). This increase can be attributed to new building lots in West Abbotsford and Auguston.

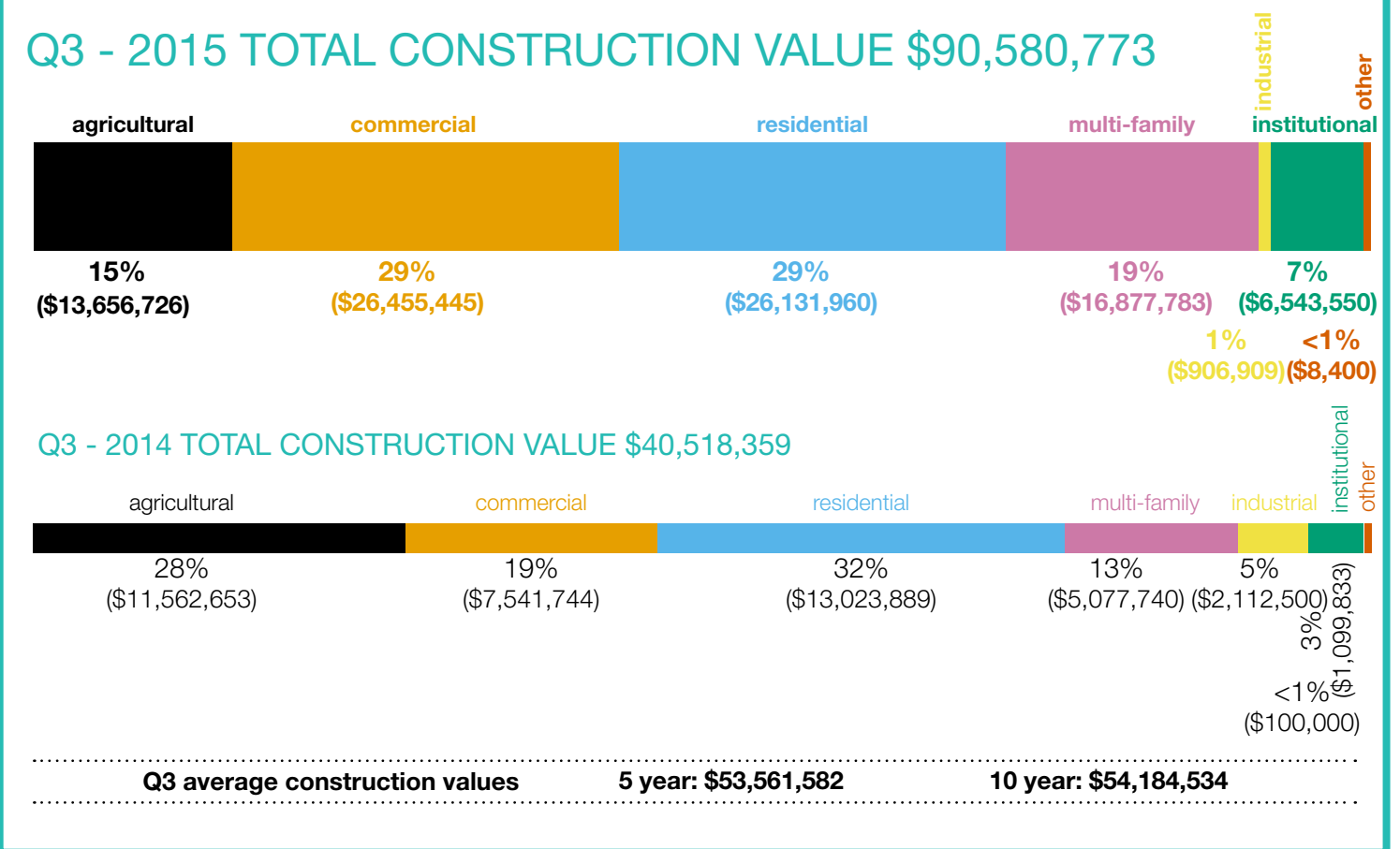
The number of **multi-family** building permits increased by 6 from Q3 2014 to Q3 2015, and the construction value increased by \$12 million (232%). This increase can be attributed to the La Galleria project on Trethewey St and the next phase of The Waterleaf on Whatcom Rd.

The number of **industrial** building permits in Q3 2015 decreased by 18 and the construction value decreased by \$1 million (57%). This decrease can be attributed to most of the issued permits being for improvements rather than new construction.

Institutional building permit totals remained the same from Q3 2014 to Q3 2015, however the construction value increased by \$5 million (495%) due in part to the new sports fields at Matsqui Recreation Centre.

Issued Building Permits

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



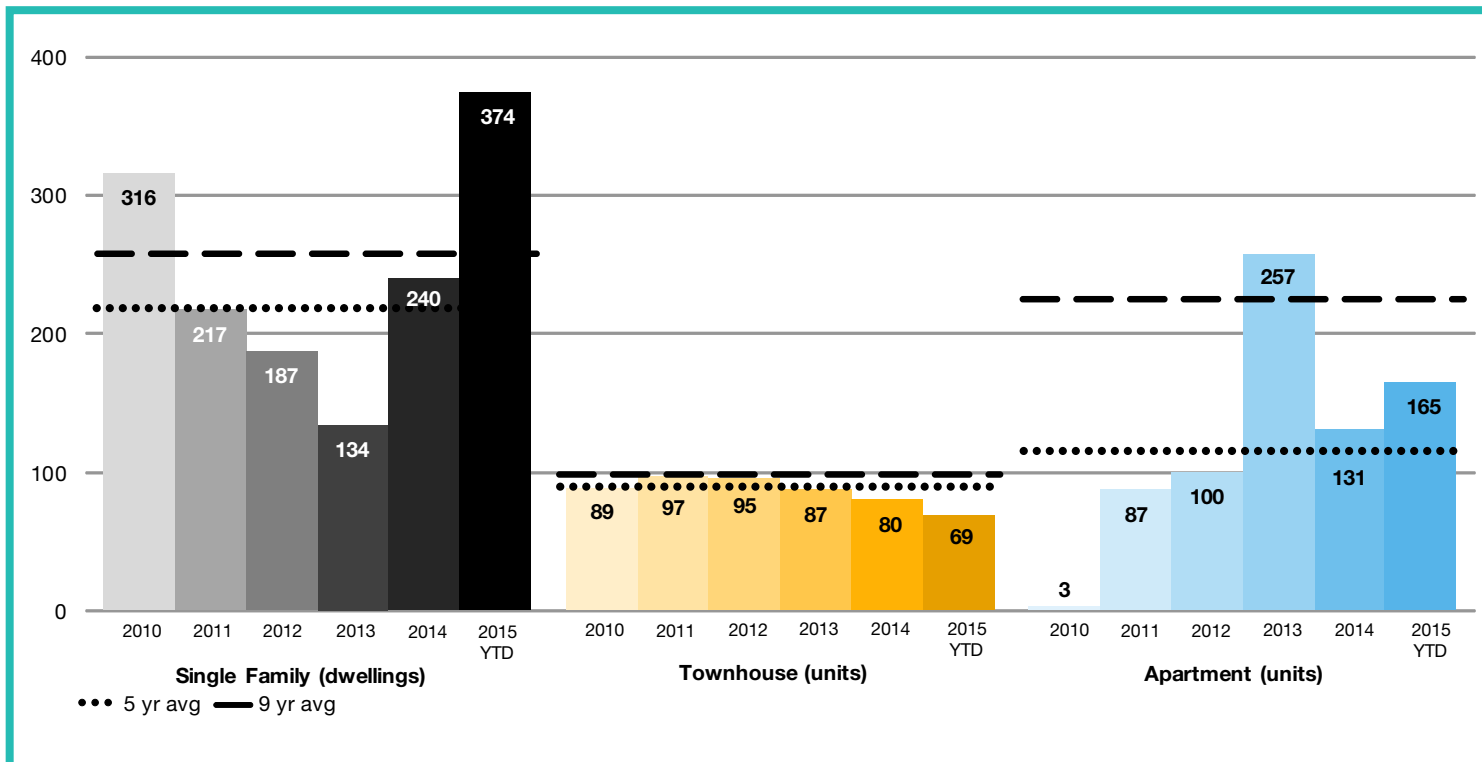
Number of Building Inspections





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 179 new single family dwellings built in Q3 2015 bringing the total to date for the year to 374 (this includes secondary suites and coach houses). To date we have exceeded both the 5 year average (219 lots) and the 9 year average (258 lots). With the in-stream and approved applications (264 lots) it is possible to exceed the highest total in the previous 9 years of 436 units in 2007.

Townhouses:

There were 11 new townhouse units built in Q3 2015 which brings the total to date to 69 units. The 5 year average (90

units) and the 9 year average (98 units) should be exceeded by year's end with the number of in-stream and approved applications (296 units).

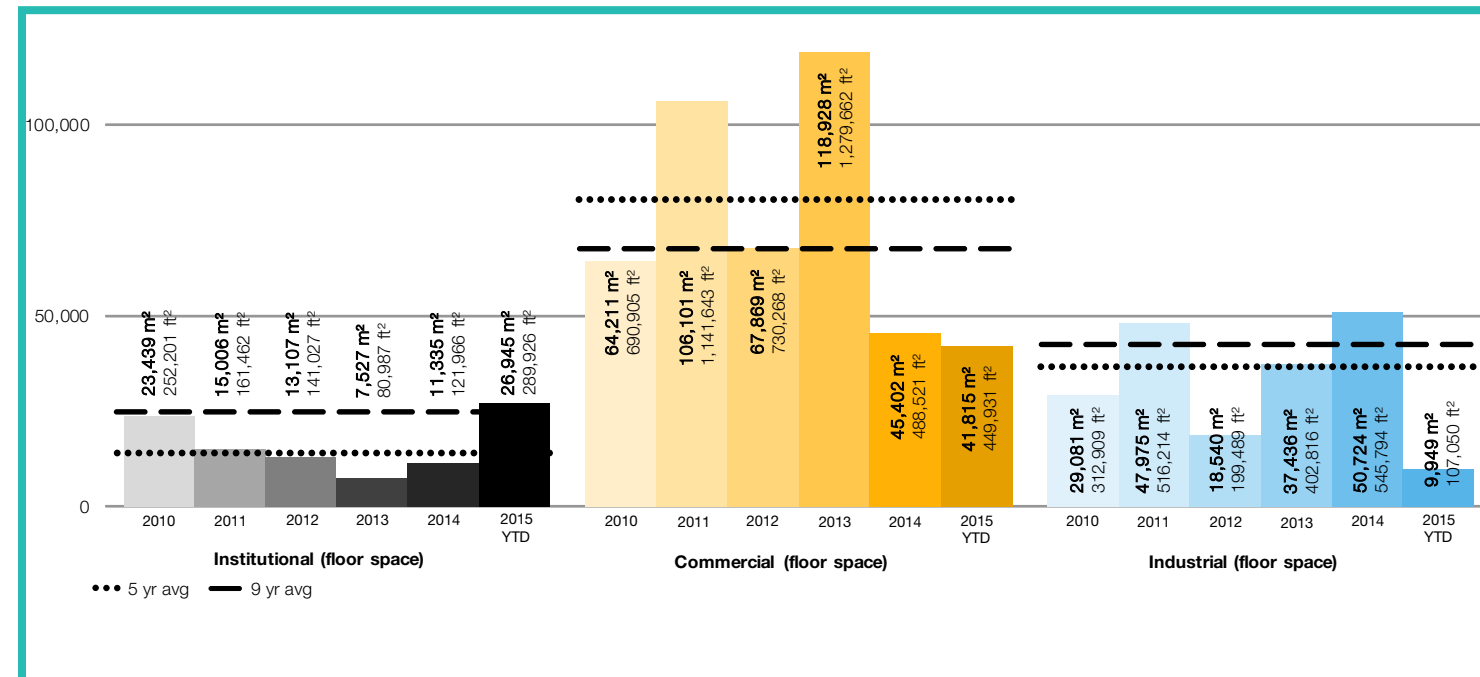
Apartment:

There were 54 new apartment units constructed in this quarter and along with the previous quarter's construction makes the total to date 165 new apartment units. This total exceeds the 5 year average (116 units) and with the number of units in-stream and approved (874 units) it is likely the 9 year average (224 units) will 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 16 institutional permits issued for a total of 2,099 m² of floor space in Q3 2015. The year to date total (26,945 m²) exceeds both the 5 year (14,083 m²) and the 9 year (24,930 m²) averages.

Commercial:

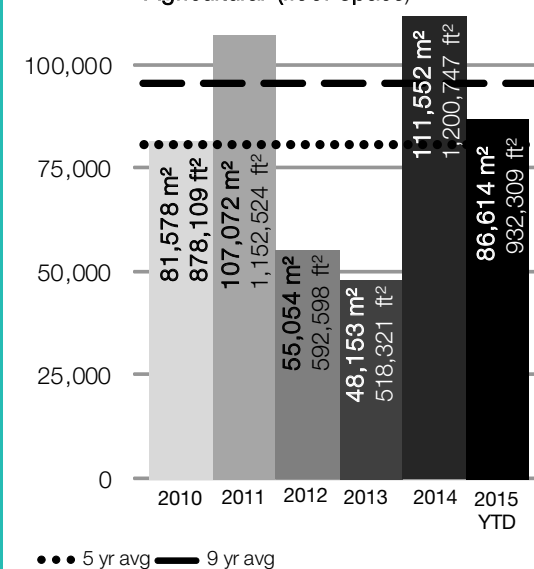
In Q3 2015, 102 building permits were issued for a total of 24,945 m² of floor space. The year to date total (41,815 m²) is below both the 5 year (80,502 m²) and the 9 year (67,572 m²) averages but with the

number of projects both in-stream and approved (29,944 m²) it should achieve the 9 year average.

Industrial:

There were 11 permits issued for a total of 3,484 m² floor space in Q3 2015. The year to date total (9,949 m²) is below the 5 year (36,751 m²) and 9 year (42,545 m²) averages. However with in-stream and approved projects (55,959 m²) both these averages could be achieved.

Agricultural (floor space)



Agricultural:

There were 47 building permits issued and 51,183 m² of agricultural construction in Q3 2015. The total number of permits issued in 2015 (88) is below the 5 year (121) and 9 year (121) averages. The construction total to date for 2015 (86,614 m²) exceeds the 5 year (80,682 m²) and is approaching the 9 year (95,412 m²) average.

The types of construction permits issued included barns, greenhouses, silos, machine sheds and Agri-commercial buildings.



Issued Building Permits

Map of Issued Building Permits by Quarter (New Construction)

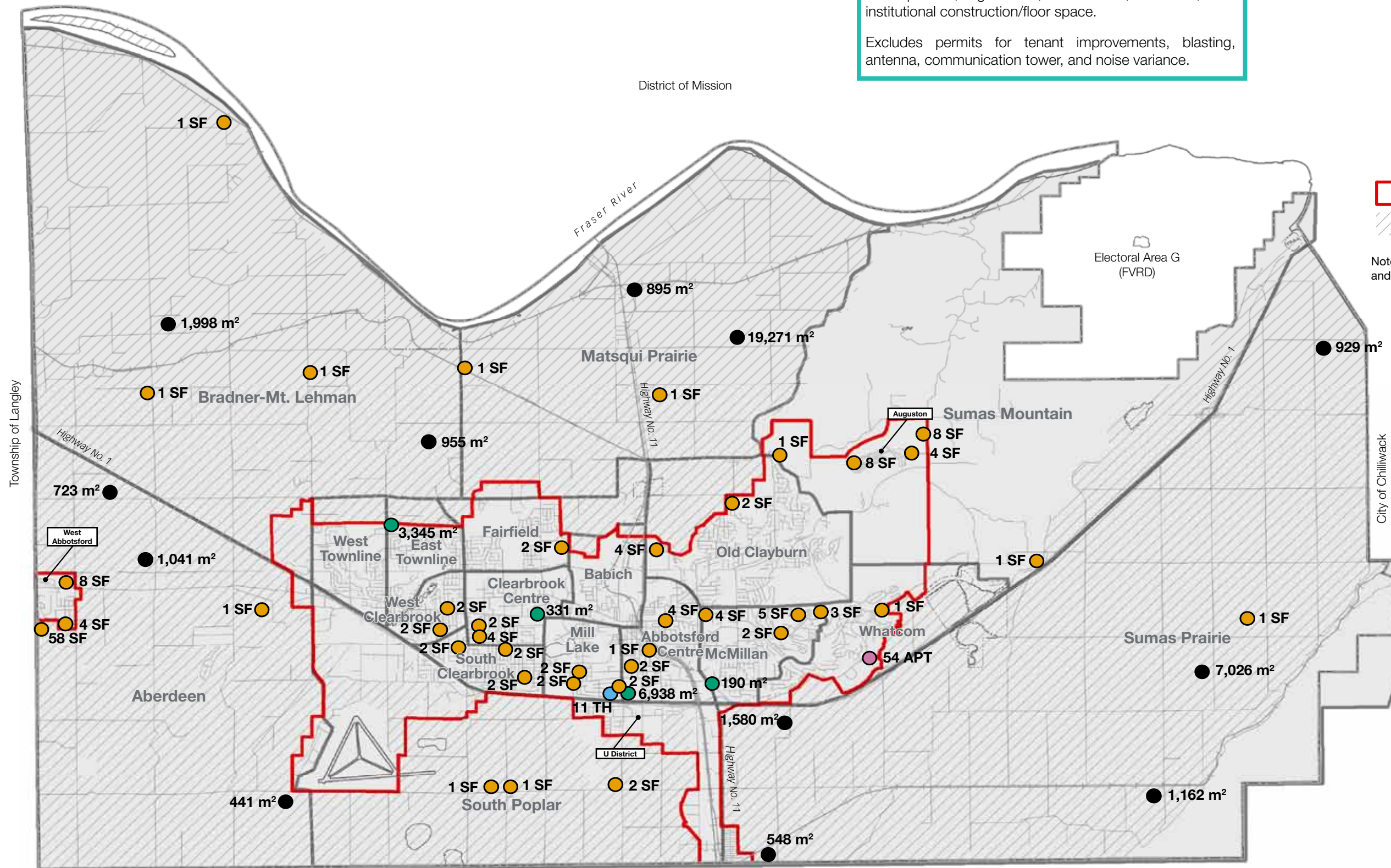
Building permit applications for new construction (with a construction value of \$50,000 and greater) approved in the third quarter of 2015. Includes **new** single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional construction/floor space.

Excludes permits for tenant improvements, blasting, antenna, communication tower, and noise variance.

Q3 2015 - Building Permit Type (units/floor space)

- Agricultural (36,569 m²)
- Single Family - SF (155 dwellings)
- Townhouses - TH (11 units)
- Apartments - APT (54 units)
- Institutional (0 m²)
- Commercial (10,804 m²)
- Industrial (0 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

Housekeeping Update

In July, City staff presented 76 Housekeeping Amendments to the Zoning Bylaw for Council consideration. The purpose of this housekeeping update was to clarify and improve the Zoning Bylaw, and to provide a legally resilient document that is understandable to all residents. The Housekeeping Amendment is summarized into the following three categories:

- Definition changes/additions (19 in total) - included within this category are changes to the text of definitions, or the addition of new definitions. Largely, the changes proposed will provide greater clarity for uses already identified within the Zoning Bylaw.
- Map changes (19 in total) - generally map changes are being proposed where the existing zoning does not match the existing use. In many situations the adoption of the new Zoning Bylaw created non-conforming situations. The proposed map changes will resolve many land use issues brought to the attention of staff since the adoption of the new Zoning Bylaw (No. 2400-2014) in September 2014.
- Minor revisions (38 in total) - the proposed minor revisions include clerical errors and typos and inconsistencies that were noted between different sections of the bylaw or with other established City regulations. The intent of these minor revisions is to bring consistency to the bylaw.



Zoning Bylaw - Phase 2 (Urban)

Following completion of a comprehensive review/update of the Zoning Bylaw in 2014, which resulted in the replacement of the 1996 Zoning Bylaw with a greatly simplified/streamlined document (Zoning Bylaw No. 2400-2014) staff are undertaking the next major update to the Zoning Bylaw. The 2014 initiative was commonly referred to as Phase 1, and this new initiative commenced in Q3 2015, is Phase 2 of the improvement/enhancement of the Zoning Bylaw. The primary topics that will be included in the comprehensive review/update are as follows:

- Home Occupation regulations
- Boarding House/Rooming House regulations
- Truck Parking (paving vs. gravel regulations)
- Commercial Vehicle mobile repair regulations
- Accessory Office/Retail Use provisions in Industrial Zones
- Adult Entertainment use regulations
- Previous text amendments

UDistrict Neighbourhood Plan

Stage 1 of the UDistrict Project was officially completed in July 2015 with the presentation of the UDistrict Background Report to Council. It provided information on the state of the neighbourhood, such as the existing demographics, land uses, road network, and infrastructure. It also included preliminary projections of future commercial and industrial needs and a campus needs assessment to determine future academic space needs based on the projected growth of the University of the Fraser Valley (UFV). Finally, seven guiding principles were developed to provide some direction for the remainder of the planning process.

Stage 2 – Choices and Direction began in the third quarter of 2015 with the development of potential growth concepts for the neighbourhood and campus. These concepts will offer different options to how the neighbourhood and campus could grow and develop based on the needs of the community and university. We will be back into the neighbourhood in the fall of 2015 (fourth quarter) to ask for the community's input into the growth concepts. These ideas will be presented to ensure that residents, students, staff, and faculty are given clear choices about design features and land uses that they may want in the neighbourhood or campus.



UDistrict Neighbourhood

UDistrict Neighbourhood Plan will provide a unique opportunity for the City and the University of the Fraser Valley to work together for a future vision.

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