

2015

FOURTH QUARTER REPORT

Planning & Development Services



OCTOBER - DECEMBER 2015



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Cover image of Mixed Use Development at 1575 McCallum Road (UDistrict Neighbourhood)
 Designed By: Focus Architecture Incorporated



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 Fourth 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.

Contained within this report are current departmental initiatives highlighting some of the major projects underway in the fourth quarter of 2015, and growth and development activity. Initiatives include Abbotsforward - the Official Community Plan update, the UDistrict Neighbourhood Plan, and Phase 2 of the Zoning Bylaw update. Staff coordinated 61 Development Inquiry Meetings, received 55 land development applications, issued 401 building permits, and completed 3,183 building inspections.

We will continue to build on these achievements and look forward to a successful start of 2016!

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 Q4 staff coordinated 61 Development Inquiry Meetings (DIM), which is similar to Q3 (65). In 2015, staff hosted a total of 225 DIM's which is 114 more than in 2014 (103% increase). DIM's are intended to provide preliminary direction and feedback to land owners/developers who are considering development in Abbotsford. Feedback is related to consistency of their proposal/concept with respect to the Official Community Plan, Development Permit Area guidelines, Zoning and other City regulatory Bylaws, and anticipated off-site infrastructure requirements.

Similar to Q3, approximately 50% (30) of the inquiries included rezoning and/or subdivision of property to accommodate residential development in both single and multi-family style developments. Inquiries related to commercial (7) and industrial (11) represented an additional (30%). Inquiries related to agricultural land represented 16% (10) of DIM's hosted this quarter and none dealt with exclusion from the ALR. Mixed use developments (3) round out the topics dealt with through DIM's in Q4 2015.



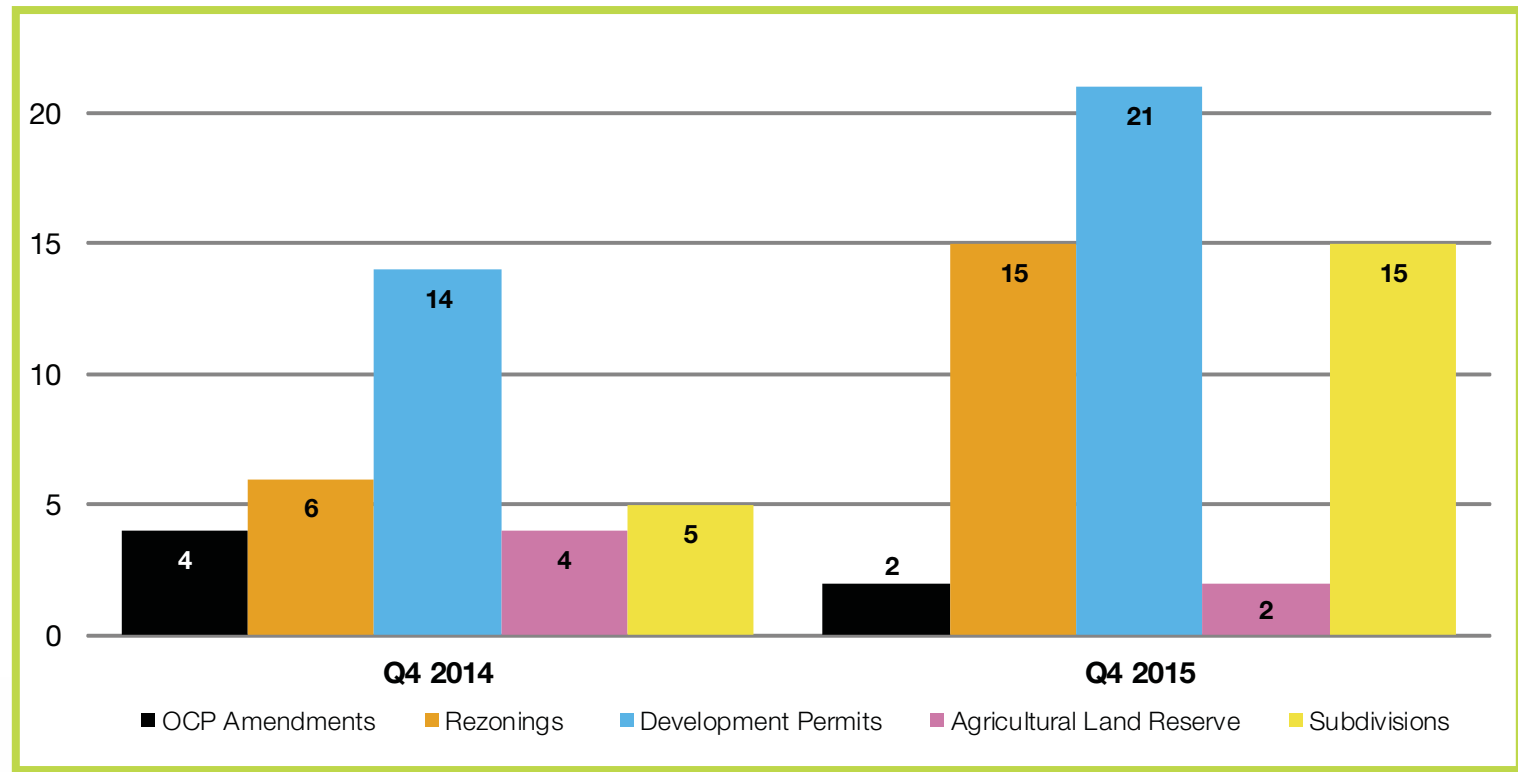


Land Development Applications Received

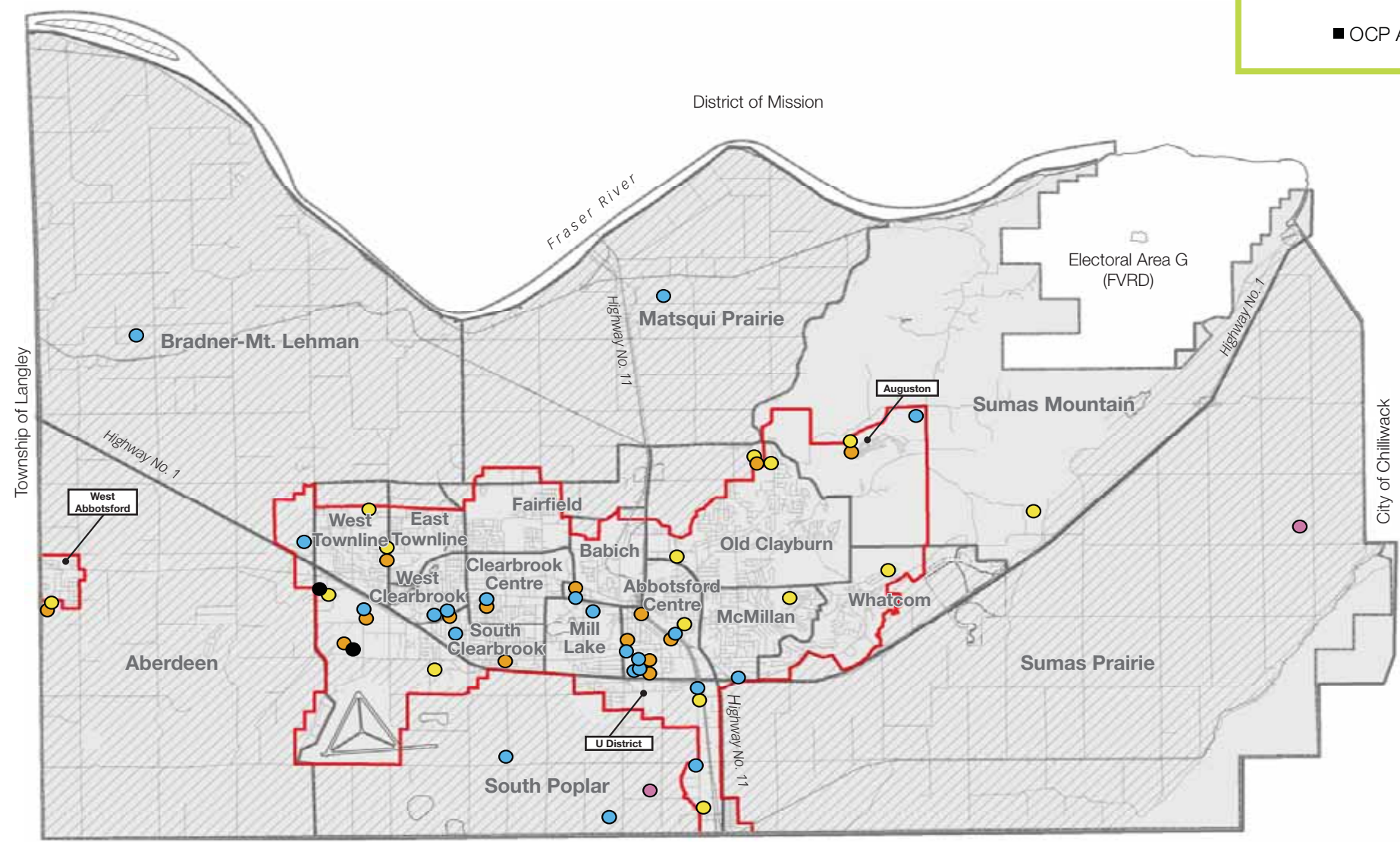
The total number of land development applications received in Q4 2015 is 55, compared to 33 in Q4 2014. Rezoning, Development Permit, and Subdivision applications all increased between Q4 2014 and Q4 2015. While OCP Amendments and Agricultural Land Reserve applications decreased between the two quarters.

Q4 2014
total:
33

Q4 2015
total:
55



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



Q4 2015 - Application Type (number of applications)

- OCP Amendments - 2
- Rezonings - 15
- Development Permits - 21
- Agricultural Land Reserve - 2
- 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 215 single family lots are under review (UR) and approved in principle (AIP). Of these 80% (171 lots) are within the Urban Development Boundary (UDB).
- Of the 160 lots UR 51 (32%) are in Old Clayburn, and 51 (32%) in Auguston.
- 30 of the 55 lots (55%) AIP are in Whatcom and 11 (20%) are in West Abbotsford.

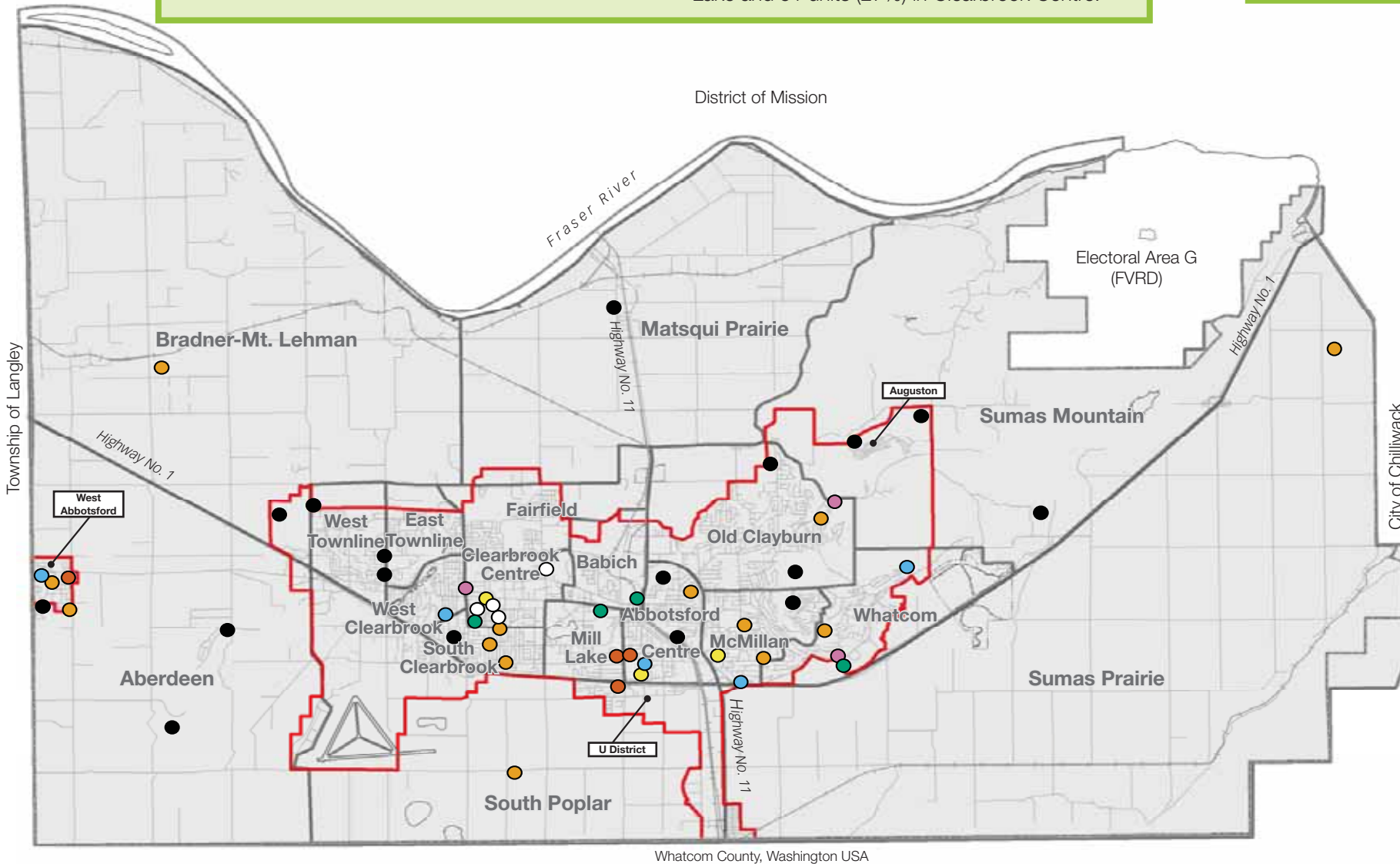
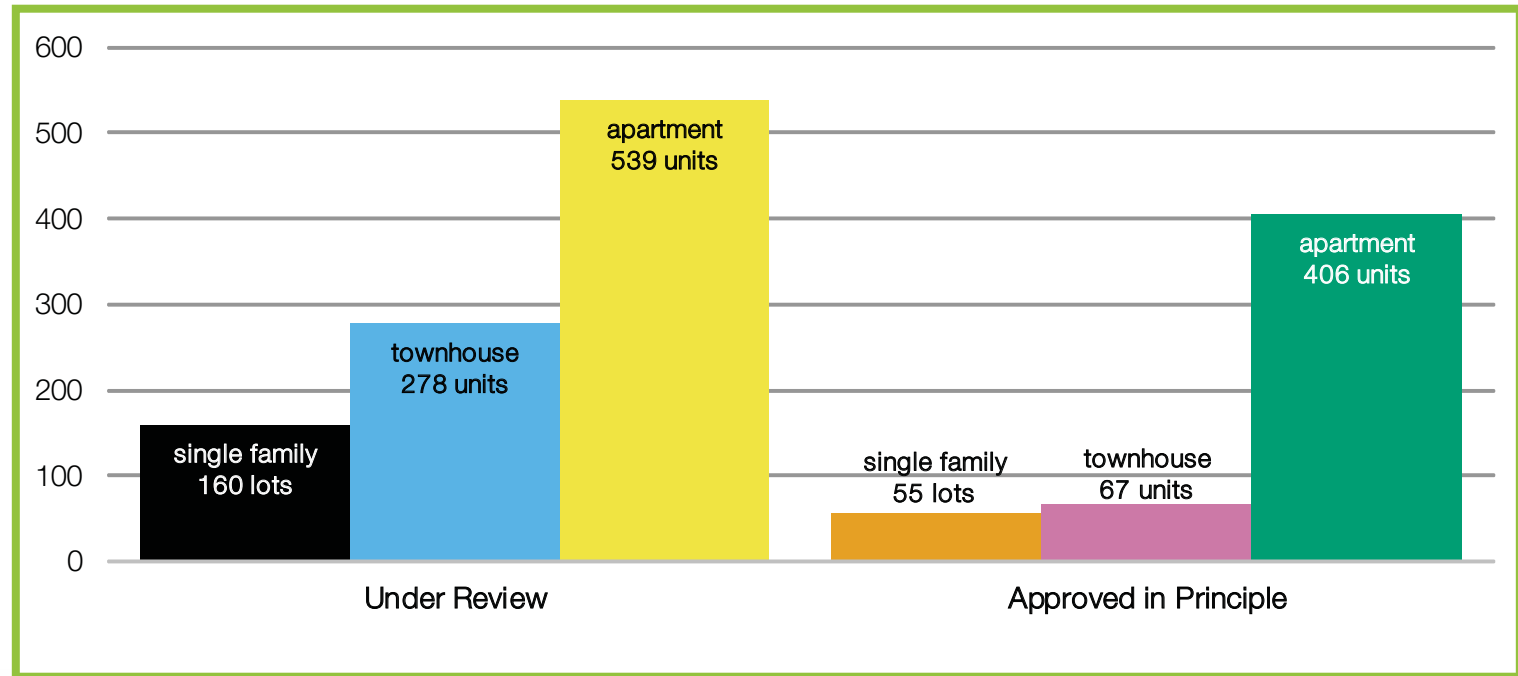
Townhouse:

- A total of 345 townhouse units are UR and AIP and all are within the UDB.
- Of the 278 units UR, 115 units (41%) are located in West Abbotsford and 81 units (29%) in Whatcom.
- Of the 67 units AIP, 27 units (40%) are located in

Old Clayburn and 21 units (31%) in Whatcom.

Apartment:

- A total of 945 apartment units are UR and AIP and are all within the UDB.
- Of the 539 units UR, 222 units (41%) are in mixed use developments located in Mill Lake, UDistrict and West Abbotsford.
- Of the 406 units AIP, 220 units (54%) are in mixed use developments located in Clearbrook Centre.
- Of the 317 units UR not within mixed use developments, 190 units (60%) are located in Abbotsford Centre and 85 units (27%) in McMillan.
- Of the 186 units AIP not within mixed use developments, 60 units (32%) are located in Mill Lake and 51 units (27%) in Clearbrook Centre.



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

There is a total of 1,505 in-stream residential lots/units, with over 85% in the form of multi-family and 15% single family.

Mixed use applications include 222 apartment units under review and 220 apartment units approved in principle along with a commercial component (see pages 10-11). This represents 47% of all apartment units in-stream.

Q4 2015 - Application Type (number of applications)

- Single Family UR (Under Review) - 17
- Single Family AIP (Approved in Principle) - 13
- Townhouse UR - 5
- Townhouse AIP - 3
- Apartment UR - 3
- Apartment AIP - 4
- 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:

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

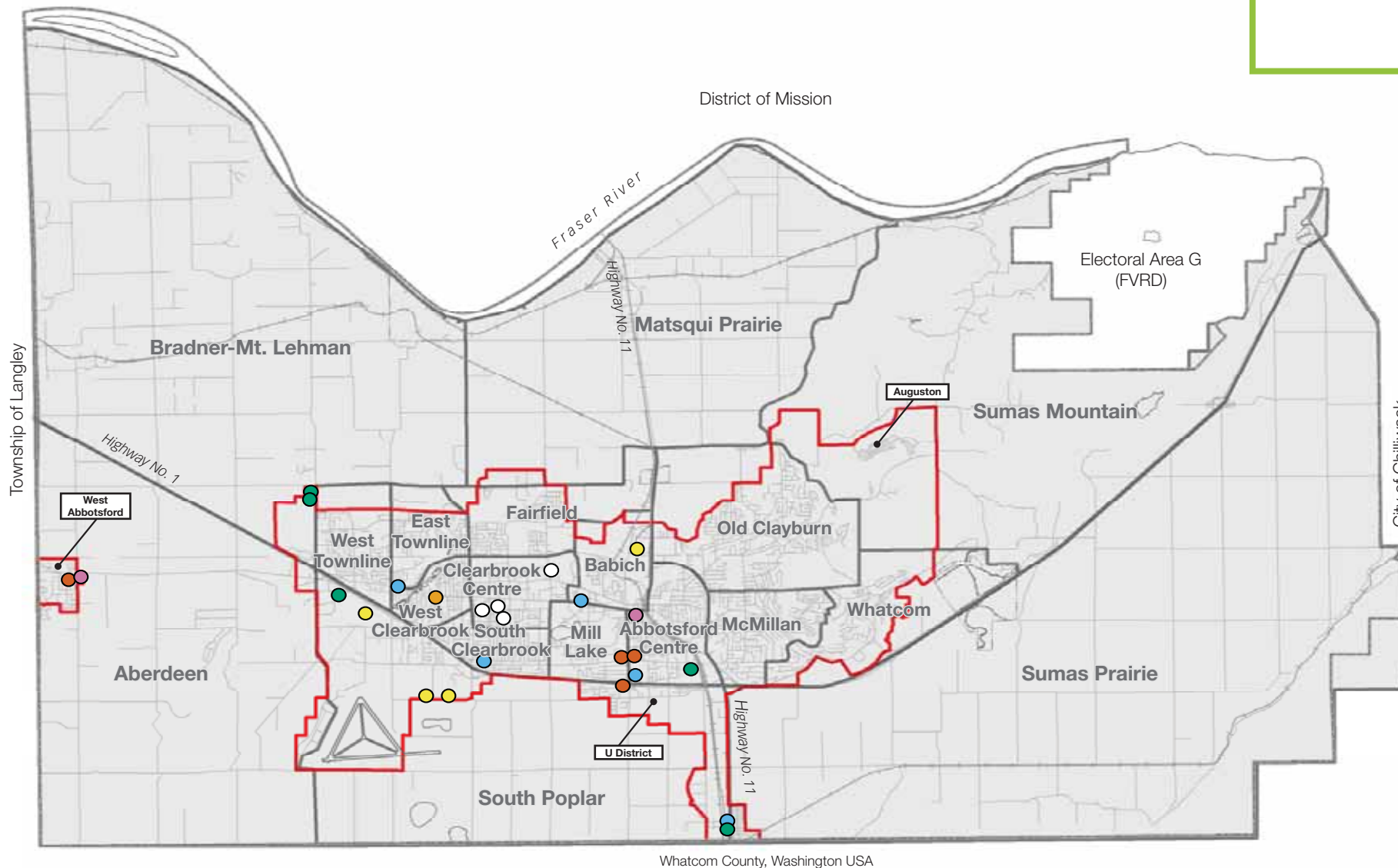
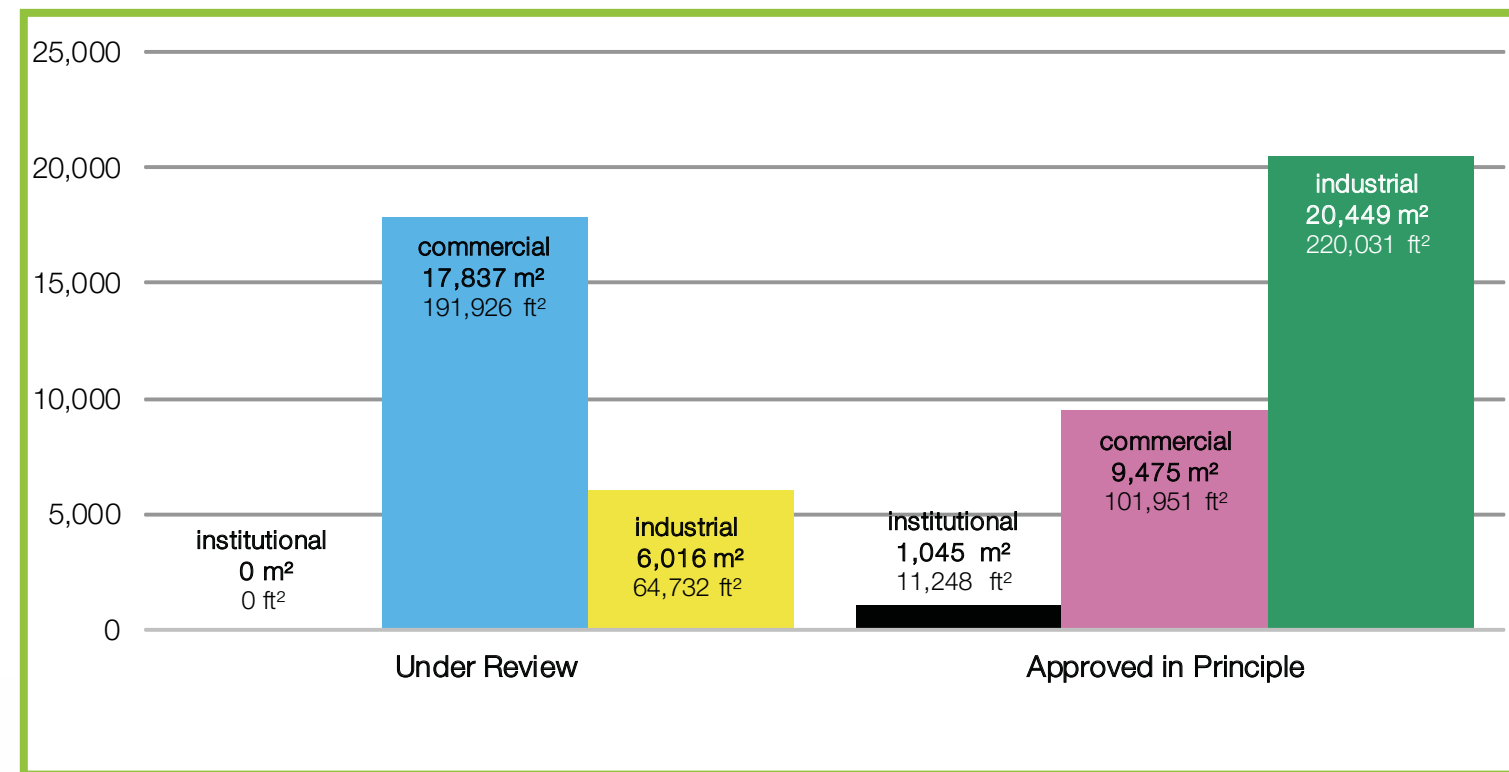
Commercial:

- A total of 14,447 m² (53%) of commercial floor space is within mixed use developments in Mill Lake, UDistrict, and West Abbotsford.
- Of the remaining 9,450 m² commercial floor space UR not in mixed use developments, 6,596 m² (70%) is located in Abbotsford Centre.

- The remaining 3,415 m² of commercial floor space AIP not in mixed use developments 2,580 m² (76%) is in West Abbotsford.

Industrial:

- 5,882 m² (98%) of industrial floor space UR is in South Poplar north and east of Abbotsford International Airport (YXX).
- There is 8,952 m² (44%) of industrial floor space AIP in South Poplar north of YXX and in the Sumas corridor, 7,149 m² (35%) industrial floor space in Abbotsford Centre, and 4,348 m² (21%) in Bradner-Mt Lehman.



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

There is a total of 54,822 m² in-stream ICI floor space, with approximately half in the form of commercial and half industrial.

Mixed use applications include 8,387 m² of commercial floor space under review and 6,060 m² approved in principle along with an apartment component (see pages 8-9). This represents 53% of all commercial floor space in-stream.

Q4 2015 - Application Type (number of applications)

- Institutional UR (Under Review) - 0
- Institutional AIP (Approved in Principle) - 1
- Commercial UR - 5
- Commercial AIP - 2
- Industrial UR - 4
- Industrial AIP - 5
- 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 27 single family lots approved in Q4 2015, with 23 lots (85%) located in Old Clayburn. Total lots approved in 2015 is 184, which exceeds the 5 year average (90 lots) and was the second highest number of lots approved of the previous 5 years but below the 10 year average (238 lots).

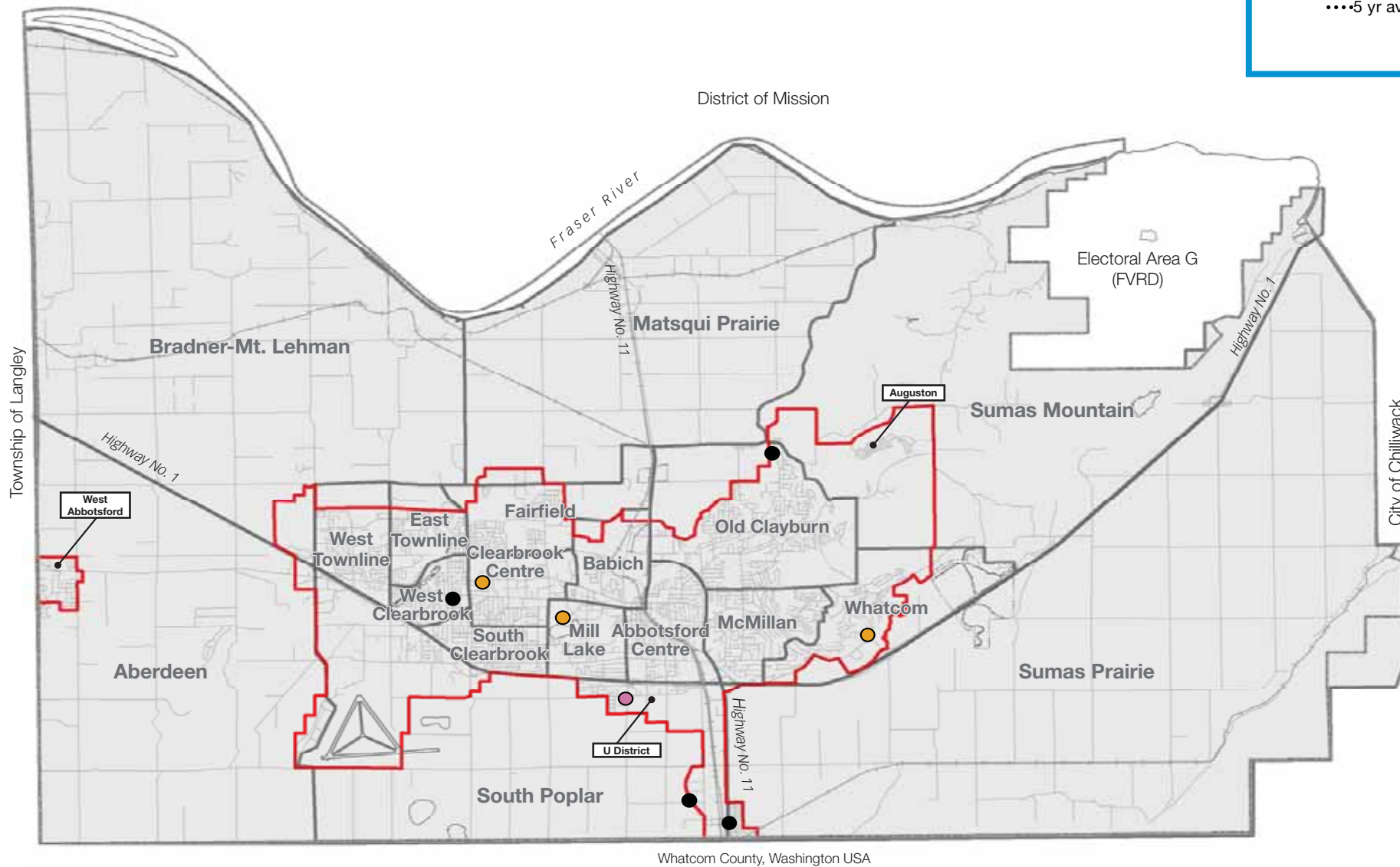
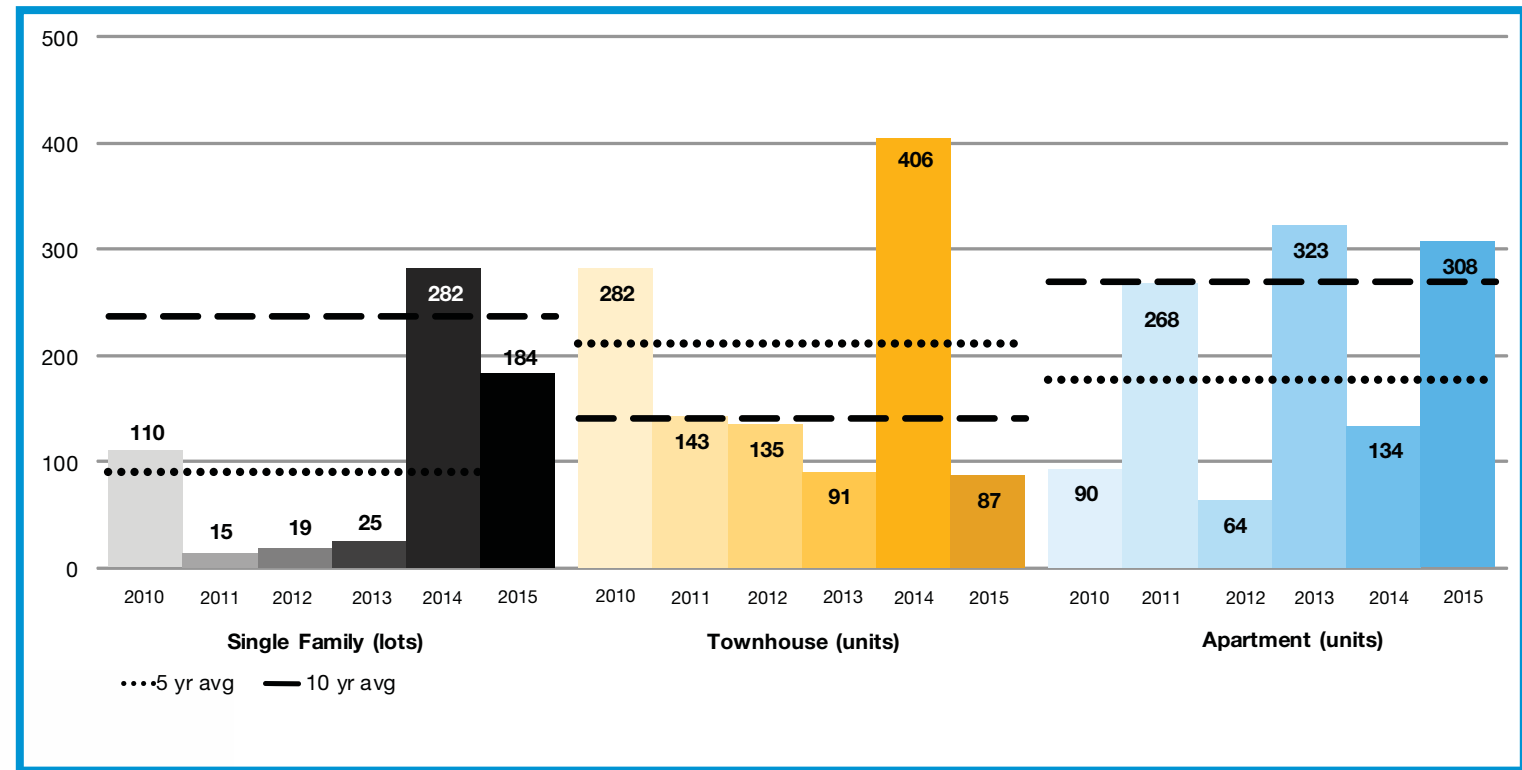
Townhouse:

There were 33 townhouse units approved in Q4 2015. This brings the total for 2015 to 87 units, which is

fewer than both the 5 year (211 units) and the 10 year (141 units) averages. Based on the number of applications in-stream (345 units), an increase in the number of units approved is anticipated in 2016.

Apartment:

There were 94 apartment units approved this quarter all within a mixed use development in UDistrict. This brings the 2015 total to 308 units which exceeds both the 5 year (177 units) and 10 year (270 units) averages and is the second highest total of the previous 5 years.



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

There were a total of 154 residential lots and units approved, with 80% in the form of multi-family and 20% single family.

There were 94 units in a mixed use development along with a commercial component (see pages 14-15) approved in Q4 2015 which were all the apartment units approved in this quarter.

Q4 2015 - Application Type (lots/units)

- Single Family (27 lots)
- Townhouse (33 units)
- Apartment (0 units)
- Mixed Use (94 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 Q4 2015.

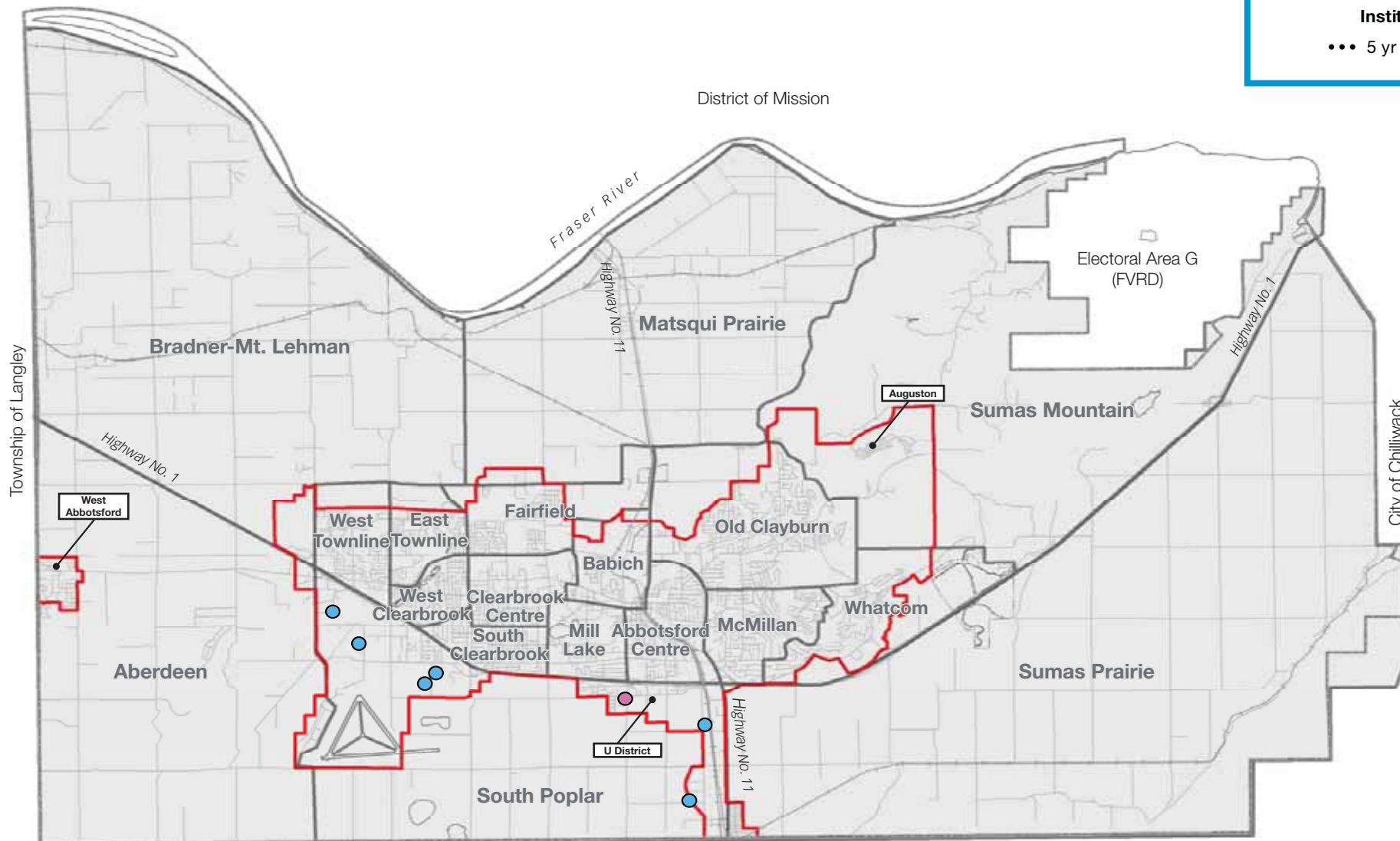
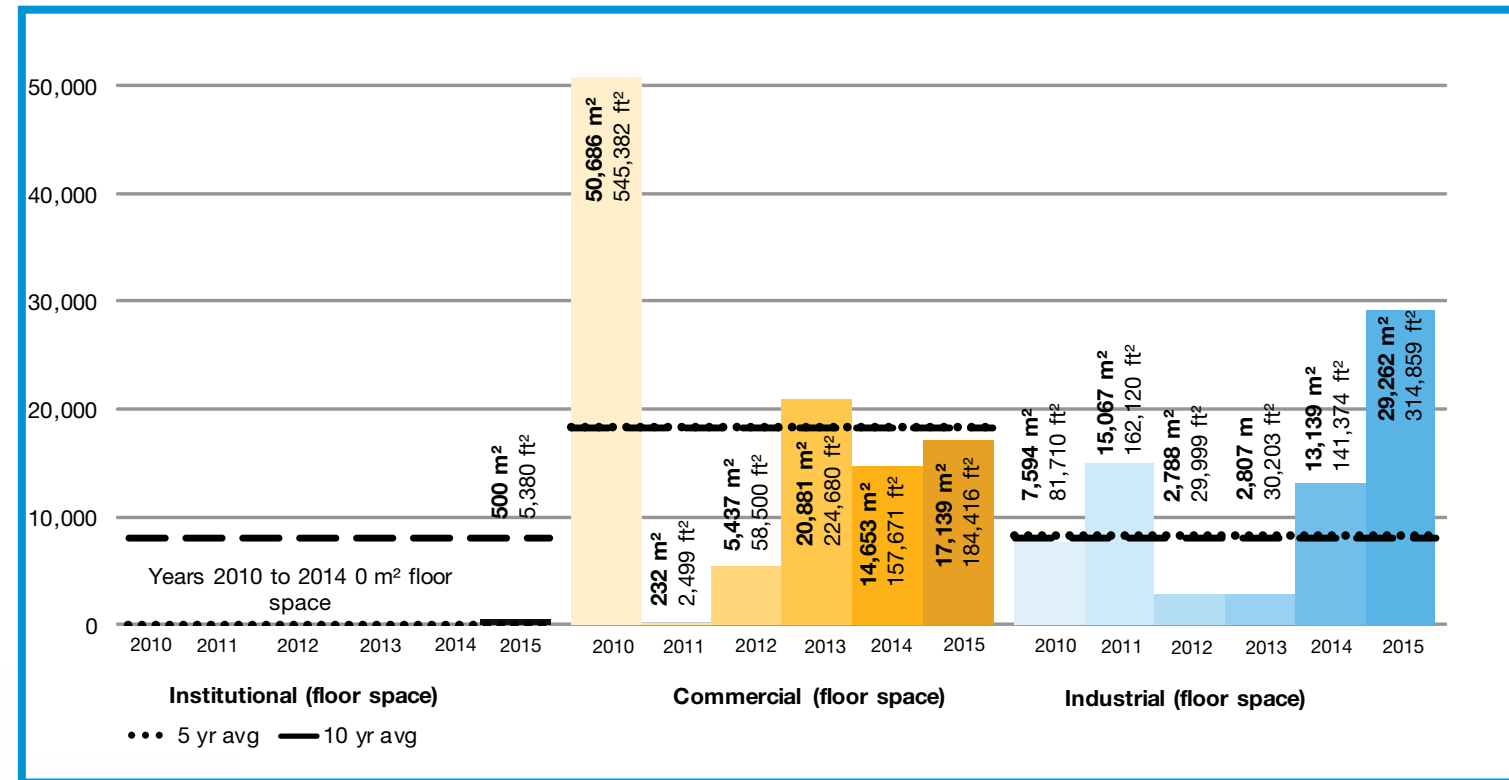
Commercial:

There was a total of 922 m² of commercial floor space approved in Q4 2015. All of this commercial floor space is in UDistrict in a mixed use development. There was 17,139 m² of commercial floor space approved in 2015 which falls slightly below both the 5 year (18,378 m²) and 10 year averages (18,299 m²). Averages for both the 5 and 10 year trends include

the development at Highstreet Shopping Centre in 2010.

Industrial:

All of the industrial floor space (20,387 m²) approved in Q4 2015 is located in South Poplar north of Abbotsford International Airport (YXX) and in Sumas corridor. In 2015 industrial approved applications total 29,262 m² of floor space which substantially exceeds the 5 year (8,279 m²) and the 10 year (7,993 m²) averages and is the highest amount of floor space approved in the previous 10 years.



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

There was a total of 21,309 m² of ICI floor space approved, with 95% in the form of industrial.

There was one mixed use application with 922 m² of commercial floor space and an apartment component (see pages 12-13) approved in Q4 2015, which was all the commercial floor space approved in this quarter.

Q4 2015 - Application Type (floor space)

- Institutional (0 m²)
- Commercial (0 m²)
- Industrial (20,387 m²)
- Mixed Use (922 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)

Q4 - 2015	Q4 - 2014
401 total issued building permits	355
31 agricultural	35
81 commercial	124
194 residential (single family)	140
51 multi-family	21
28 industrial	29
12 institutional	4
4 other	2

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 Q4 2015 was greater than Q4 2014, as was the total construction value. Between Q4 2014 and Q4 2015 there was a 13% increase in the number of issued building permits and a 145% (\$63 million) increase in construction value. The Q4 2015 construction value is 97% greater than the 5 year and 82% greater than the 10 year average construction values.

Agricultural building permits decreased by 4 and the construction value decreased by \$370,600 (8%) from Q4 2014 to Q4 2015. This can be attributed to a decline in the number of smaller building projects.

The number of **commercial** building permits decreased by 43 from Q4 2014, and there was a \$6 million (46%) decrease in construction value due in part to a decrease in the number of large and medium sized projects.

The number of single family **residential** permits increased by 54 in Q4 2015 compared to Q4 2014. The construction value

also increased by \$12 million (143%). This increase can be attributed to the release of new subdivisions in McMillan, Old Clayburn, and West Abbotsford.

The number of **multi-family** building permits increased by 30 from Q4 2014 to Q4 2015, and the construction value increased by \$40 million (304%). This increase can be attributed to several new large projects including La Galleria on Trethewey Street (\$40 million).

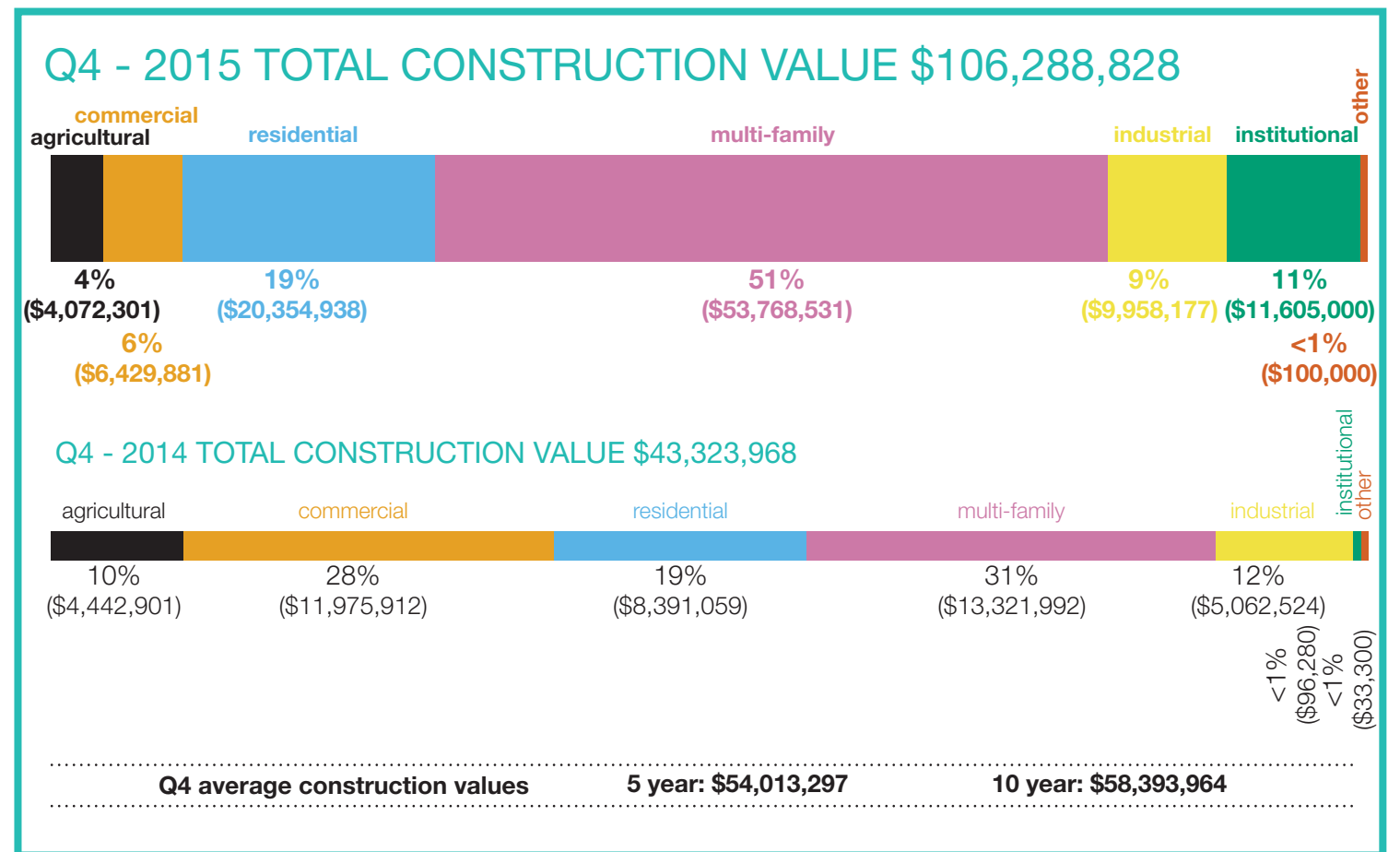
The number of **industrial** building permits in Q4 2015 decreased by 1 but the construction value increase by \$5 million (97%). This increase can be attributed to a few large projects including a manufacturing business on Queen Street (\$4 million).

Institutional building permits increased by 8 from Q4 2014 to Q4 2015 and the construction value increased by \$12 million (12,000%) due to building improvements and 3 new buildings at Matsqui Institution (\$11 million).

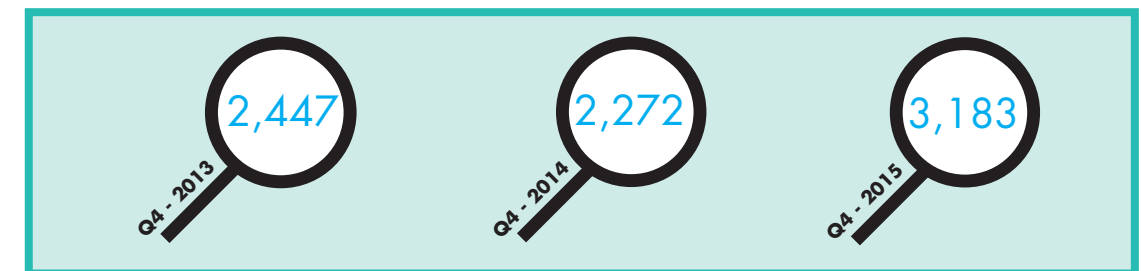


Issued Building Permits

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



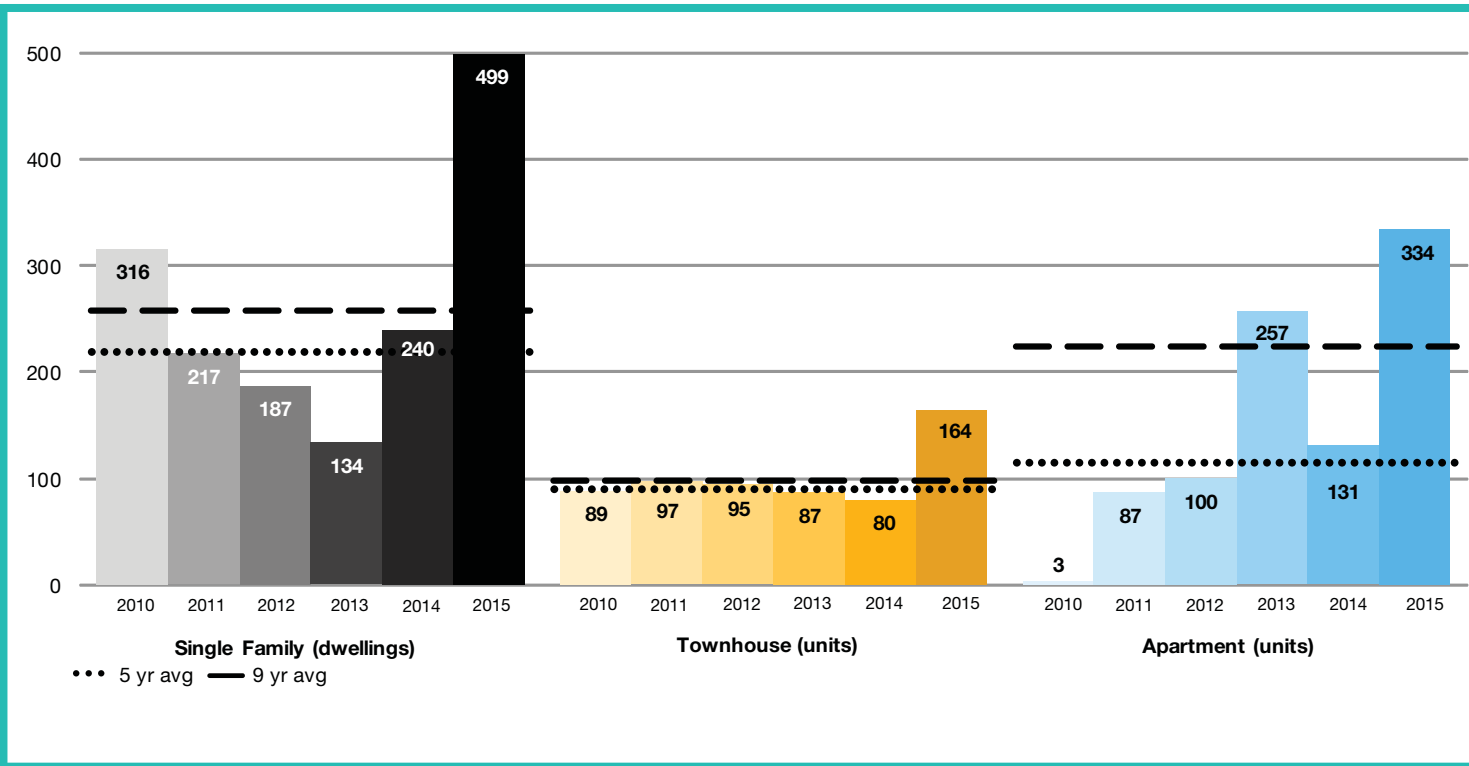
Number of Building Inspections





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 125 new single family dwellings built in Q4 2015 bringing the 2015 total to 499 (this includes secondary suites and coach houses). We have significantly exceeded both the 5 year average (219 lots) and the 9 year average (258 lots) and is the highest total of the previous 9 years.

Townhouses:

There were 95 new townhouse units built in Q4 2015 which brings the 2015 total to 164 units. This exceeds both the 5

year average (90 units) and the 9 year average (98 units) and is the second highest total in the previous 9 years.

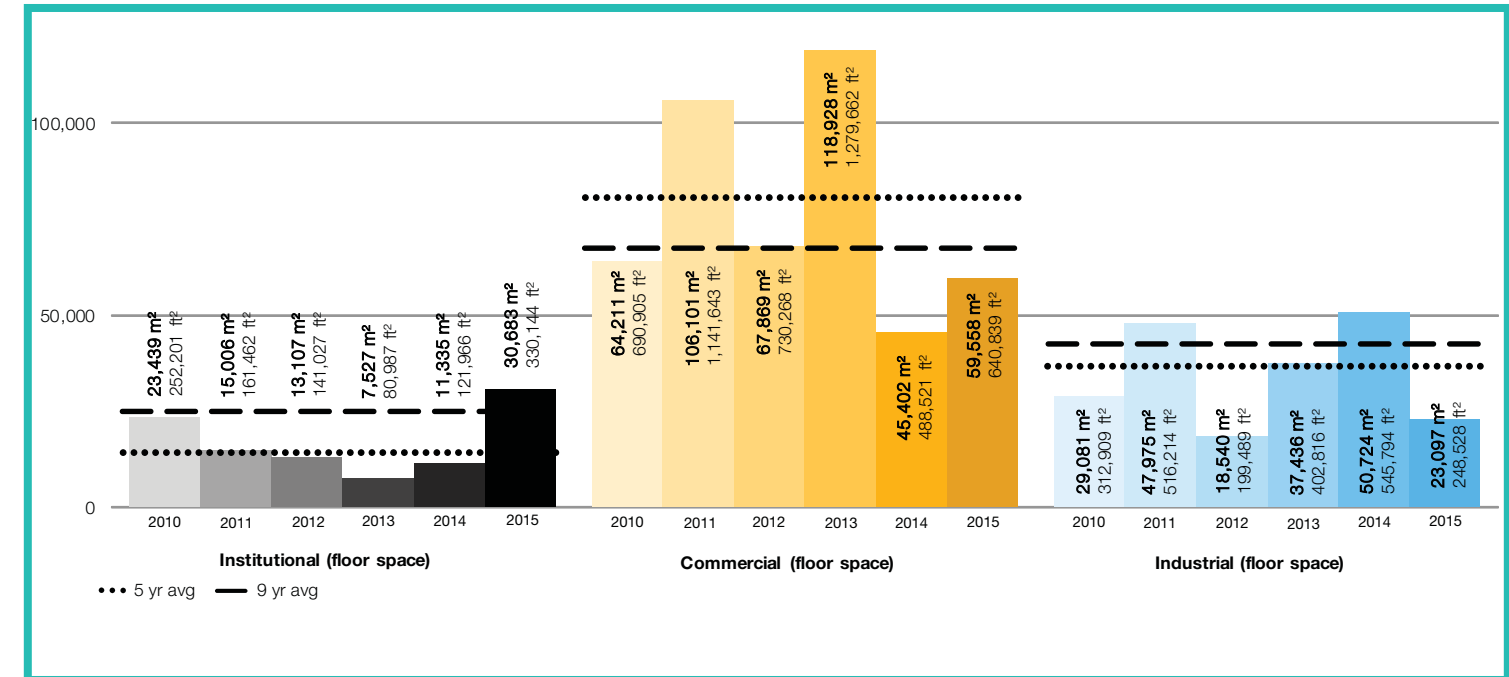
Apartment:

There were 169 new apartment units constructed in this quarter which brings the 2015 total to 334 new apartment units. This total exceeds both the 5 year average (116 units) and the 9 year average (224 units) and is the highest total of the previous 5 years.



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 for a total of 3,737 m² of floor space in Q4 2015. The 2015 total (30,683 m²) exceeds both the 5 year (14,083 m²) and the 9 year (24,930 m²) averages.

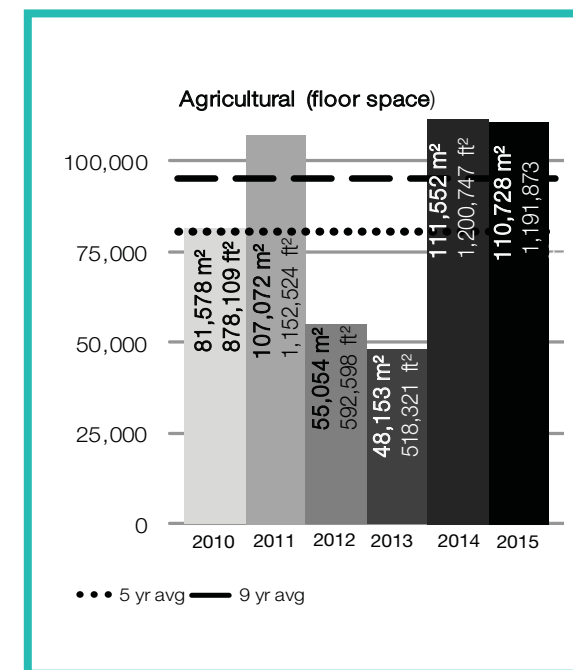
Commercial:

In Q4 2015, 81 building permits were issued for a total of 17,742

m² of floor space. The 2015 total (59,558 m²) is below both the 5 year (80,502 m²) and the 9 year (67,572 m²) averages.

Industrial:

There were 28 permits issued for a total of 13,149 m² floor space in Q4 2015. The 2015 total (23,097 m²) is below the 5 year (36,751 m²) and 9 year (42,545 m²) averages.



Agricultural:

There were 31 building permits issued and 24,123 m² of agricultural construction in Q4 2015. The total number of permits issued in 2015 (119) is slightly below the 5 year (121) and 9 year (121) averages. However the construction total for 2015 (110,728 m²) exceeds the 5 year (80,682 m²) and 9 year (95,412 m²) averages.

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



Issued Building Permits

Map of Issued Building Permits by Quarter (New Construction)

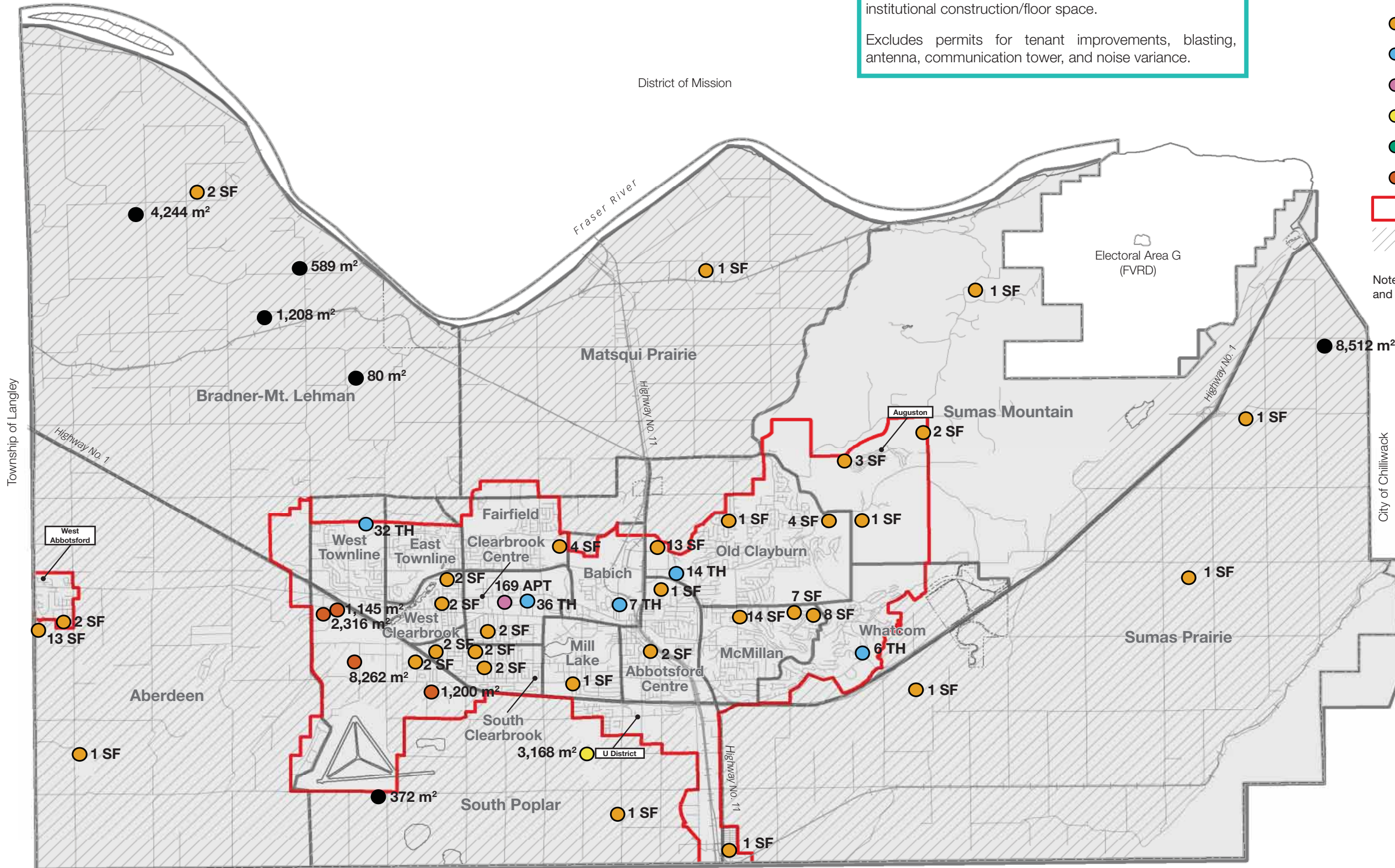
Building permit applications for new construction (with a construction value of \$50,000 and greater) approved in the fourth quarter of 2015. Includes **new** single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional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

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

Q4 2015 - Building Permit Type (units/floor space of new construction)

- Agricultural (15,005 m²)
- Single Family - SF (100 dwellings)
- Townhouses - TH (95 units)
- Apartments - APT (169 units)
- Institutional (3,168 m²)
- Commercial (0 m²)
- Industrial (12,923 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

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

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Current Initiatives

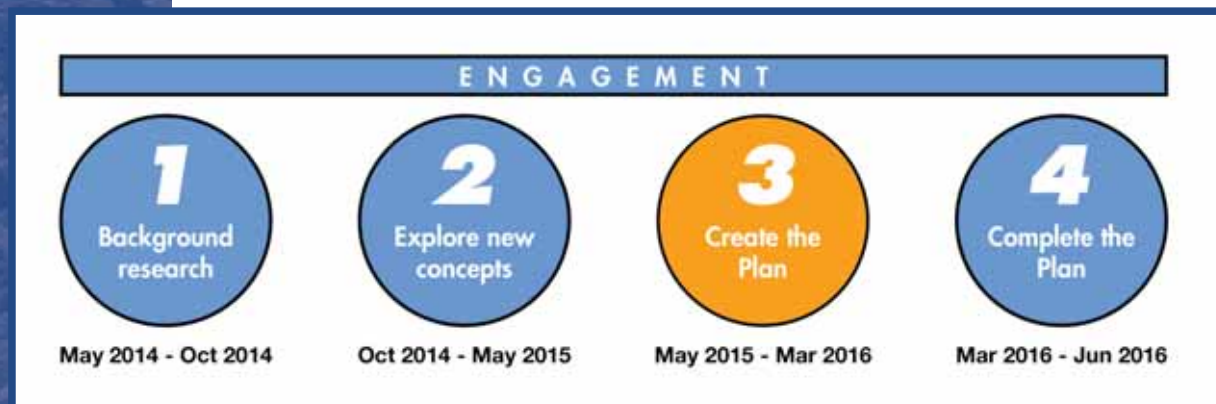
Abbotsford - Official Community Plan (OCP) Update

Abbotsford work continued into the fall of 2015 with the development of a “3 Ways to Grow” report that explored how the 7 Big Ideas developed in Stage 2 could be realized on the ground. 3 Ways to Grow studied how growing in different ways affected City infrastructure such as transportation, water, sanitary and drainage, along with community outcomes like how many people would live close to groceries or frequent transit. Council received this information in early October and asked staff to bring the information to the community through the Stage 3 community engagement in the fall of 2015.

This was completed with over 1,200 residents participating in the second online survey. Other engagement activities during the seven week engagement period from mid October to early December included: road show events, stakeholder workshops, and neighbourhood walks. In total, eight road show events connected residents with planners; four stakeholder workshops reached out to the City Committee, business, development, real estate and community group networks; and three neighbourhood walks enabled planners to learn directly from residents in their neighbourhoods. Combined with the engagement activities in Stage 2, more than 6,400 interactions with residents have been part of the OCP process.

Stage 3 ends with the preparation of a first draft of the new OCP in spring 2016. This new plan will be based on all the work in Abbotsford so far: background research to learn about existing conditions in the community; 7 Big Ideas to inform the new OCP vision; 3 Ways to Grow to determine efficient ways of using City and community resources; and broad community engagement throughout each stage. This draft OCP concludes Stage 3 of Abbotsford.

Stage 4 will include bringing this draft OCP back to the community for a final time to ensure the new vision, land use, and policy reflect the research completed and input received through Stage 1 to 3. Following the final review, Stage 4 will be completed with the adoption of the new OCP bylaw, anticipated to be in early summer.



UDistrict Neighbourhood Plan

Stage 2 – Choices and Direction began in the third quarter of 2015 with the development of potential growth concepts for the neighbourhood and campus. In October 2015, these ideas were presented to residents, students, faculty, staff, business owners, etc. through an open house, on-line questionnaire, and stakeholder meetings for their feedback. The ideas were organized around distinct choices to get clear preferences from the community about the future design of the neighbourhood and campus. Analyzing this feedback, a few key concepts have emerged:

- Integrate the community and the campus.
- Provide more housing and shopping.
- Improve walking and cycling opportunities. Make it safe and easy.
- Create neighbourhood gathering places.

This input, with additional research and analysis and infrastructure modelling work, will be used to help create a preferred concept to be presented to Council in 2016.



Zoning Bylaw - Phase 2 (Urban)

Phase 1 of the Zoning Bylaw update was completed in 2014, which resulted in the replacement of the 1996 Zoning Bylaw with a greatly simplified and streamlined document. In Q3 2015, staff began the next major update to improve and enhance the Zoning Bylaw, called Phase 2. The primary topics that will be included in Phase 2 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

Staff are currently completing background research and will be introducing the preliminary findings to Council in 2016 for their input, and to authorize staff to proceed with stakeholder and public consultation.

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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