

2016

FOURTH QUARTER REPORT

Planning & Development Services



OCTOBER - DECEMBER 2016



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Cover image of Mill District on Ware Street
Designed by: David Tyrell 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 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.

This report contains current departmental initiatives highlighting some of the major projects underway in the fourth quarter of 2016, and growth and development activity. The main initiative for Q4 2016 was AgRefresh. Staff coordinated 65 Development Inquiry Meetings, received 47 development applications, issued 414 building permits, and completed 3,075 building inspections.

We will continue to build on these achievements and look forward to a busy first quarter of 2017!

For more information: www.abbotsford.ca/stats

Application Process



1. INQUIRY

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.



2. SUBMISSION & REVIEW

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.



3. APPROVAL & ISSUANCE

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.



4. CONSTRUCTION

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.

Development Applications

Development Inquiry Meetings (DIM)



During Q4, staff coordinated 65 Development Inquiry Meetings (DIM), which is similar to the Q4 2015 number (61), but lower than the 74 DIMs during the very busy Q3 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 57% of all inquiries (37) 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 (9) represented an additional 25% of total inquiries. Inquiries related to agricultural land represented 11% (7) of DIMs hosted this quarter and three dealt with medical marihuana production facilities. Mixed use developments (3) represented 8% of inquiries. There were two institutional inquiries.



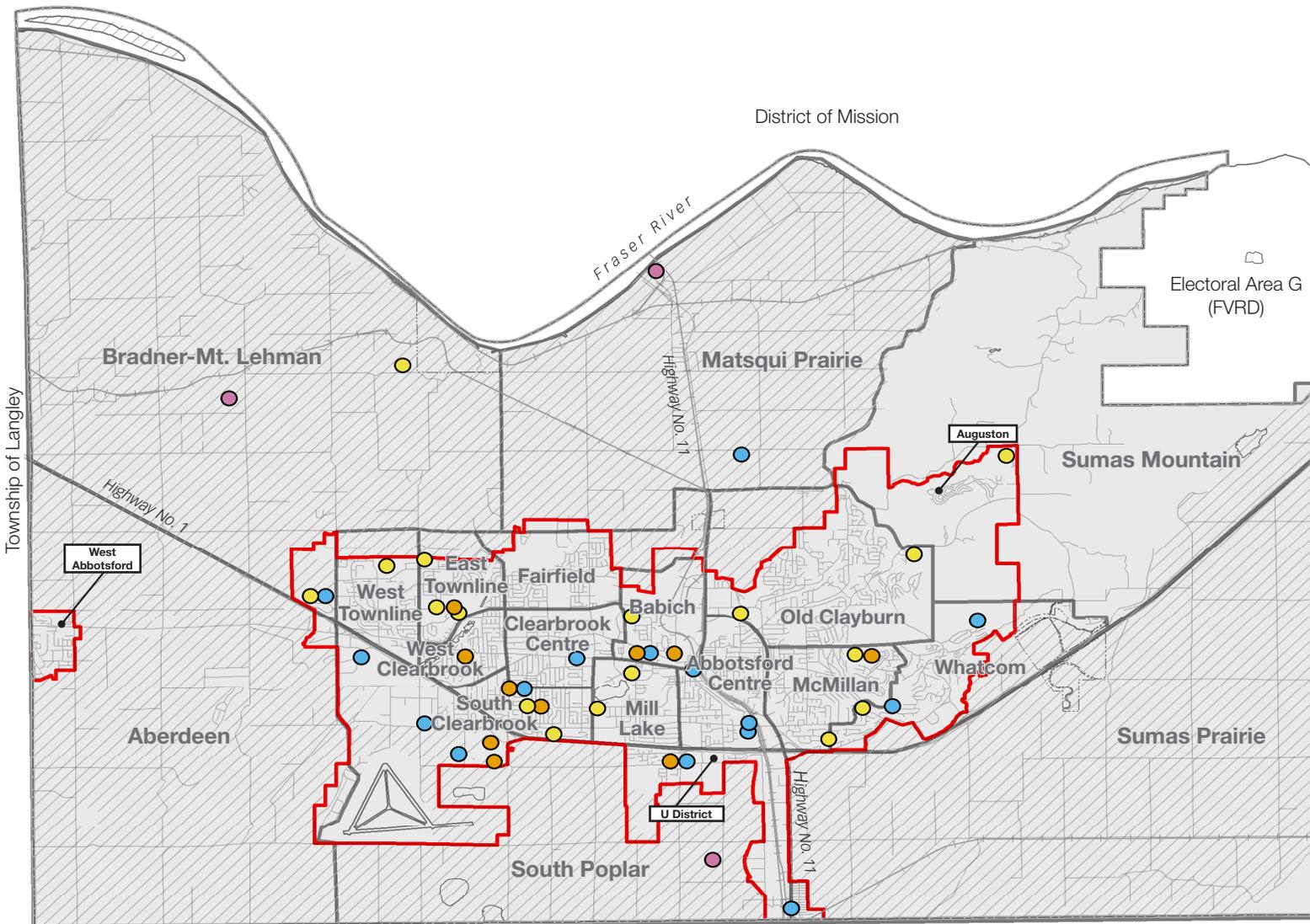


Land Development Applications Received

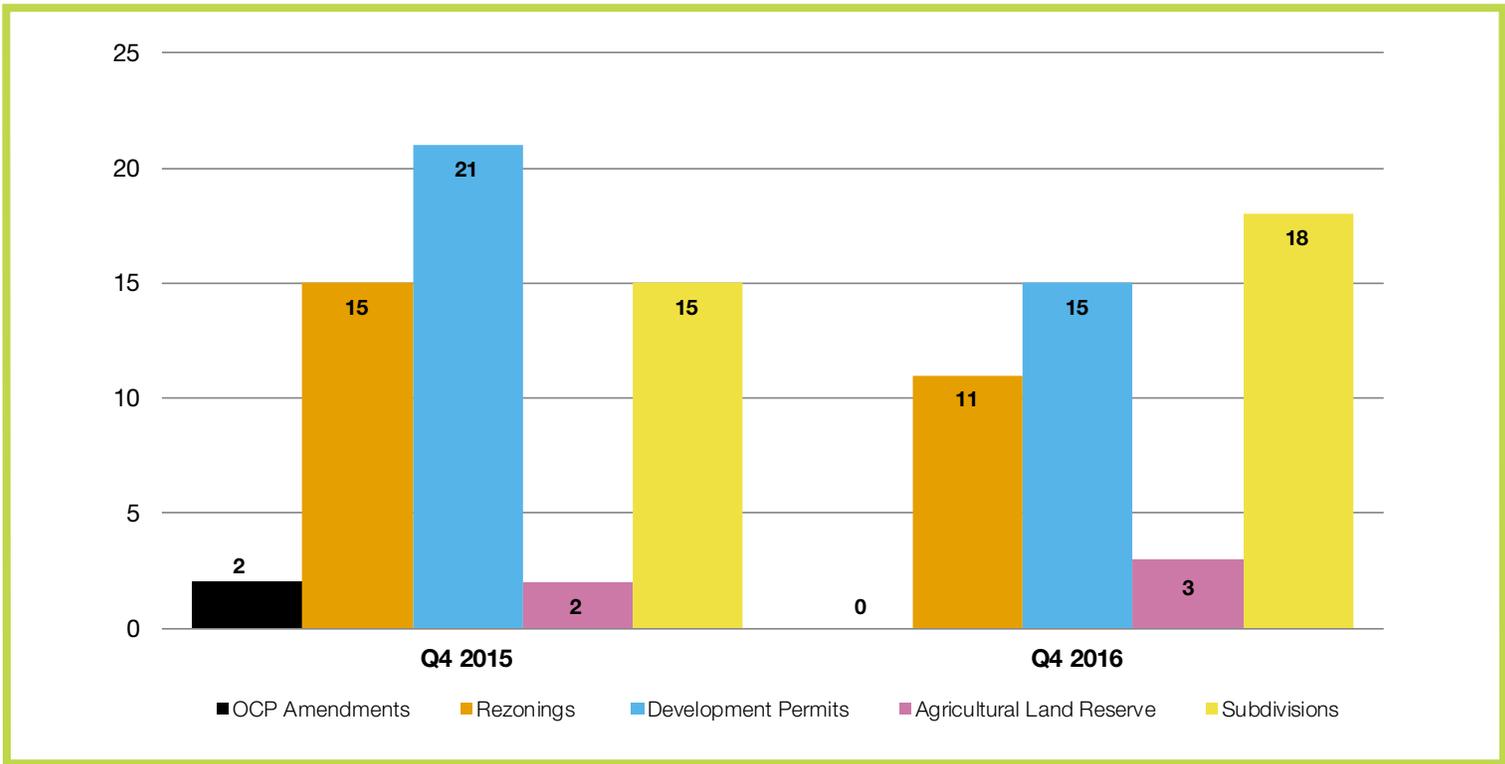
The total number of all development applications received in Q4 2016 is 47, compared to 55 in Q4 2015. Rezoning and Development Permit applications decreased between Q4 2015 and Q4 2016, while Subdivision applications increased between those quarters.

Q4 2015
total:
55

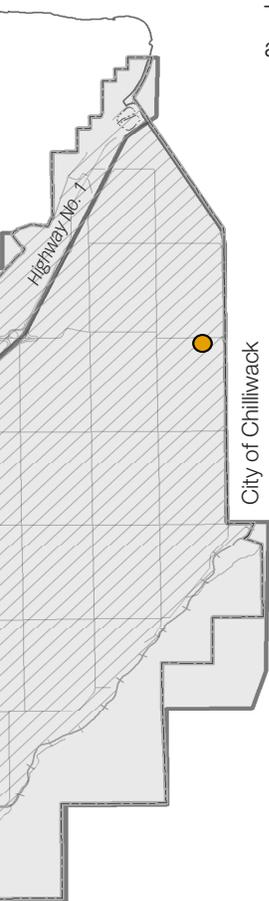
Q4 2016
total:
47



Whatcom County, Washington USA



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



Q4 2016 - Application Type (number of applications)

- OCP Amendments - 0
- Rezoning - 11
- Development Permits - 15
- Agricultural Land Reserve - 3
- Subdivisions - 18
- ▭ 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:

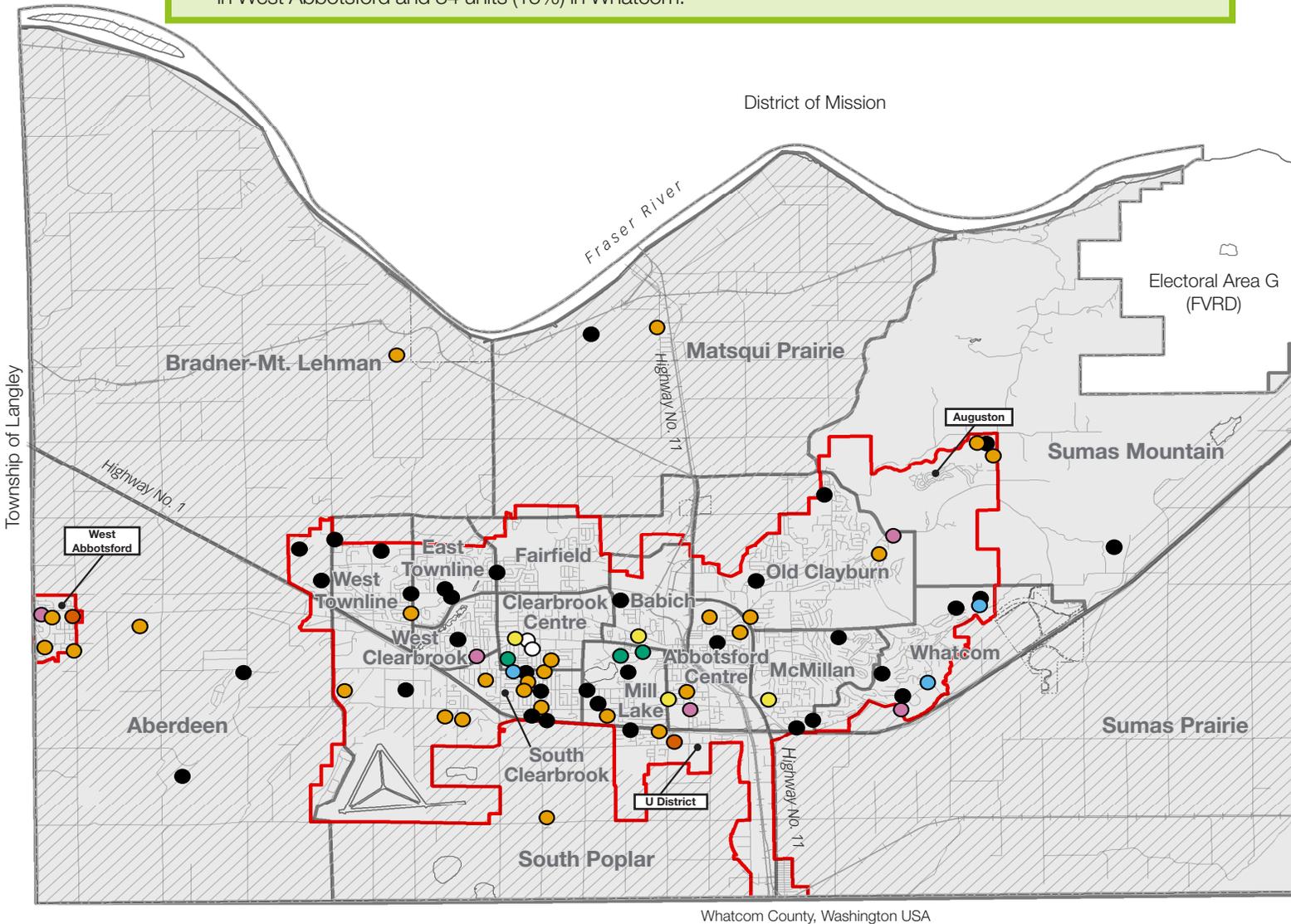
- A total of 408 single family lots are under review (UR) and approved in principle (AIP). Of these, 94% (384 lots) are within the Urban Development Boundary (UDB).
- Of the 317 lots UR, 85 (27%) are in Whatcom and 73 (23%) are on Sumas Mountain (Auguston).
- 35 of the 91 lots (38%) AIP are in West Abbotsford and 34 (37%) are in Auguston.

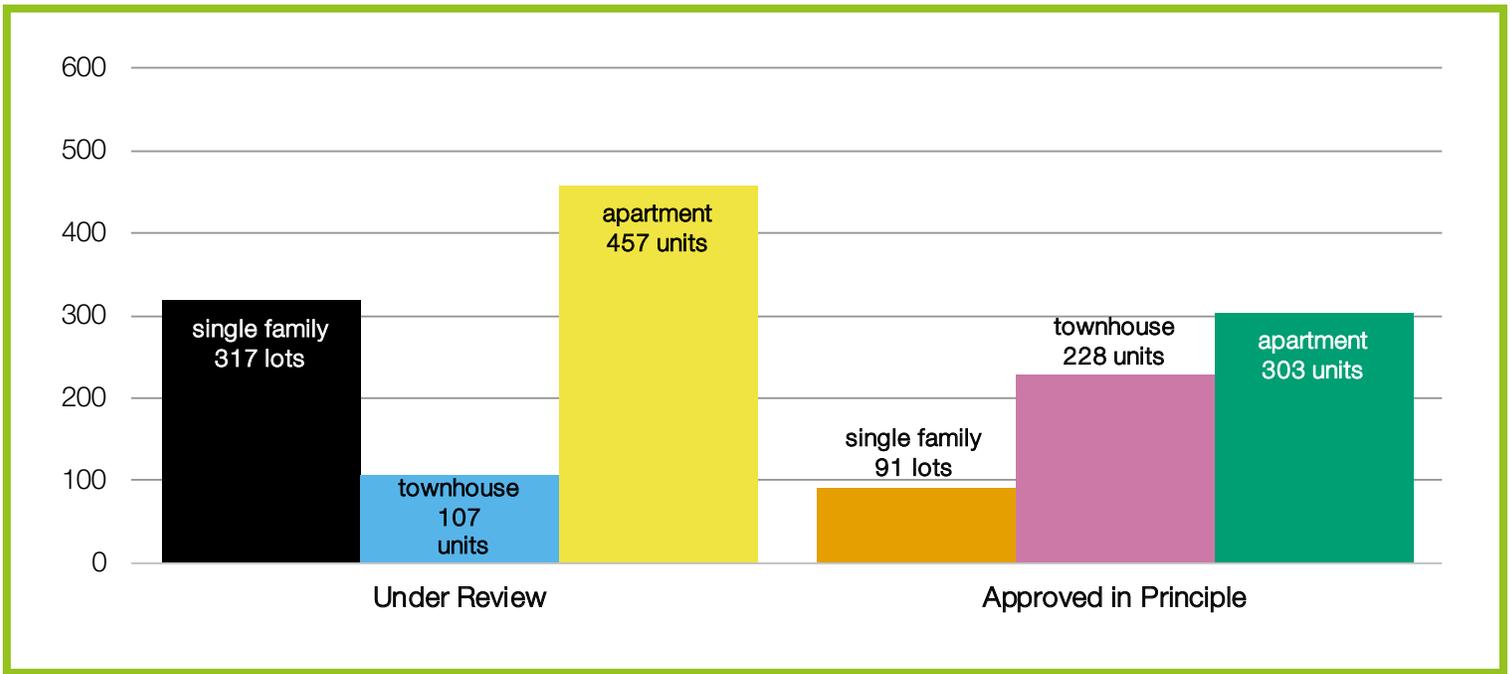
Townhouse:

- A total of 335 townhouse units are UR and AIP and all are within the UDB.
- Of the 107 units UR, 95 units (89%) are located in Whatcom.
- Of the 228 units AIP, 115 units (53%) are located in West Abbotsford and 34 units (15%) in Whatcom.

Apartment:

- A total of 760 apartment units are UR and AIP and are all within the UDB.
- Of the 457 units UR, 210 units (46%) are in a mixed use development located in the UDistrict.
- Of the 245 units UR not within mixed use developments, 103 units (42%) are located in McMillan, 50 units (20%) in Mill Lake, and 48 units (20%) in Babich.
- Of the 303 units AIP, 110 units (36%) are in a mixed use development located in Clearbrook Centre.
- Of the 193 units AIP not within mixed use developments, 142 units (74%) are located in Mill Lake, and 51 units (26%) in Clearbrook Centre.





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

There is a total of 1,503 in-stream residential lots/units - 73% multi-family and 27% single family.

Mixed use applications include 256 apartment units under review and 110 apartment units approved in principle, along with a commercial component (see pages 10-11). This represents 48% of all apartment units in-stream.



Q4 2016 - Application Type (number of applications)

- Single Family UR (Under Review) - 34
- Single Family AIP (Approved in Principle) - 27
- Townhouse UR - 3
- Townhouse AIP - 5
- Apartment UR - 4
- Apartment AIP - 3
- Mixed Use UR - 2
- Mixed Use AIP - 2
- 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 fourth quarter. One application for a 1,045 m² personal care facility in West Clearbrook remains at the Approved in Principle (AIP) stage.

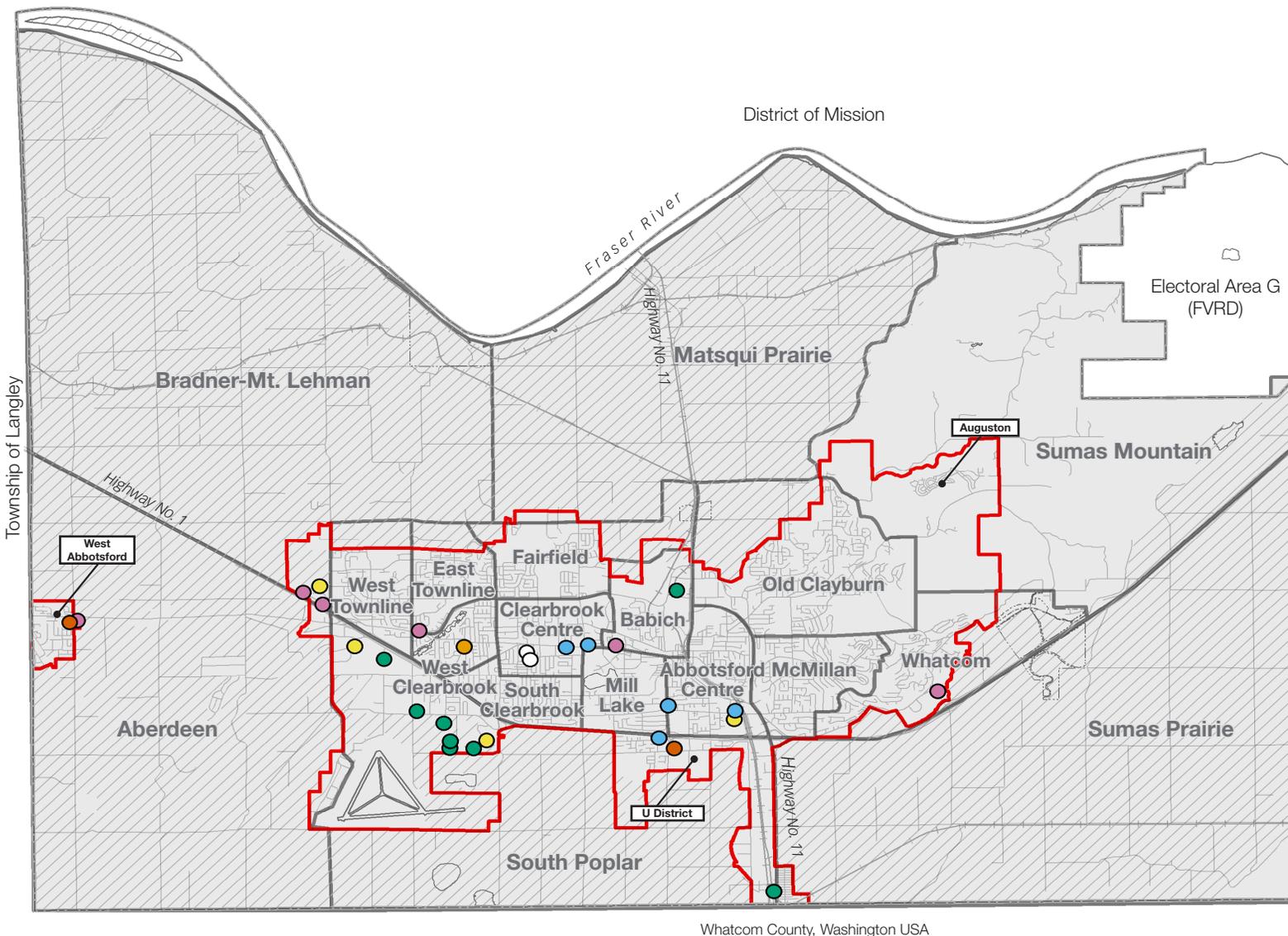
Commercial:

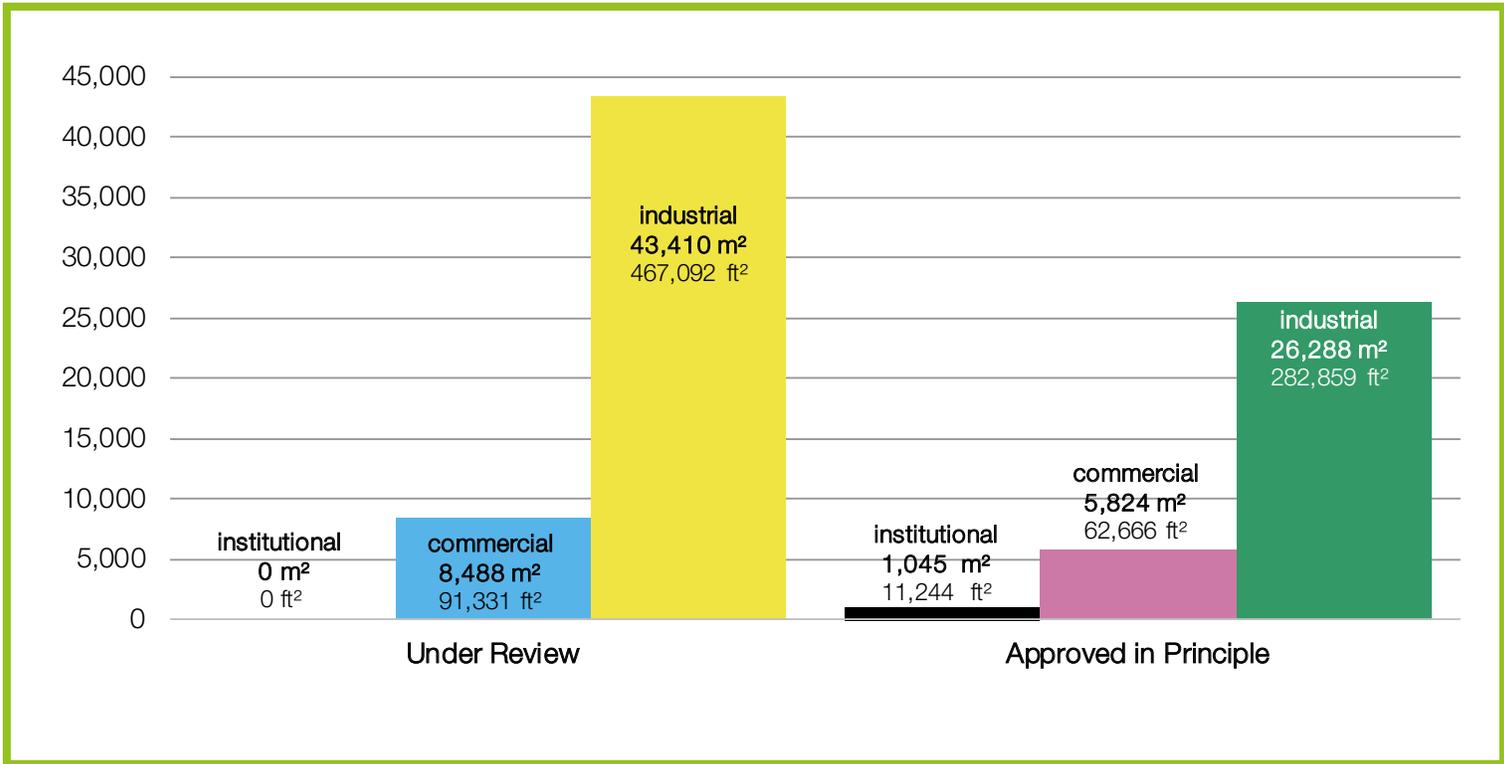
- A total of 3,384 m² (24%) of commercial floor space is located within mixed use developments in West Abbotsford, Clearbrook Centre, and U District.
- The 6,248 m² (94%) of commercial floor space UR not in mixed use developments is located in Abbotsford Centre.

- Of the 4,306 m² of commercial floor space AIP not in mixed use developments, 1,545 m² (36%) is in West Abbotsford and 1,432 m² (33%) is in Babich.

Industrial:

- 36,827 m² (85%) of industrial floor space UR is in South Poplar near Abbotsford International Airport (YXX), 4408 m² (10%) in Abbotsford Centre, and 2175 m² (5%) in Bradner - Mt. Lehman.
- Of the 26,288 m² of industrial floor space AIP, there is 26,154 m² (99%) of industrial floor space AIP in South Poplar, and, and 134 m² in Babich.





In-stream ICI applications (under review and approved in principle) in the fourth 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 85,055 m² in-stream ICI floor space - 82% in the form of industrial floor space and 17% commercial.

Mixed use applications include 1,866 m² of commercial floor space under review and 1,518 m² approved in principle along with an apartment component (see pages 8-9). This represents 24% of all commercial floor space in-stream.



Q4 2016 - Application Type (number of applications)

- Institutional UR (Under Review) - 0
- Institutional AIP (Approved in Principle) - 1
- Commercial UR - 5
- Commercial AIP - 6
- Industrial UR - 4
- Industrial AIP - 8
- Mixed Use UR - 2
- Mixed Use AIP - 2
- 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:

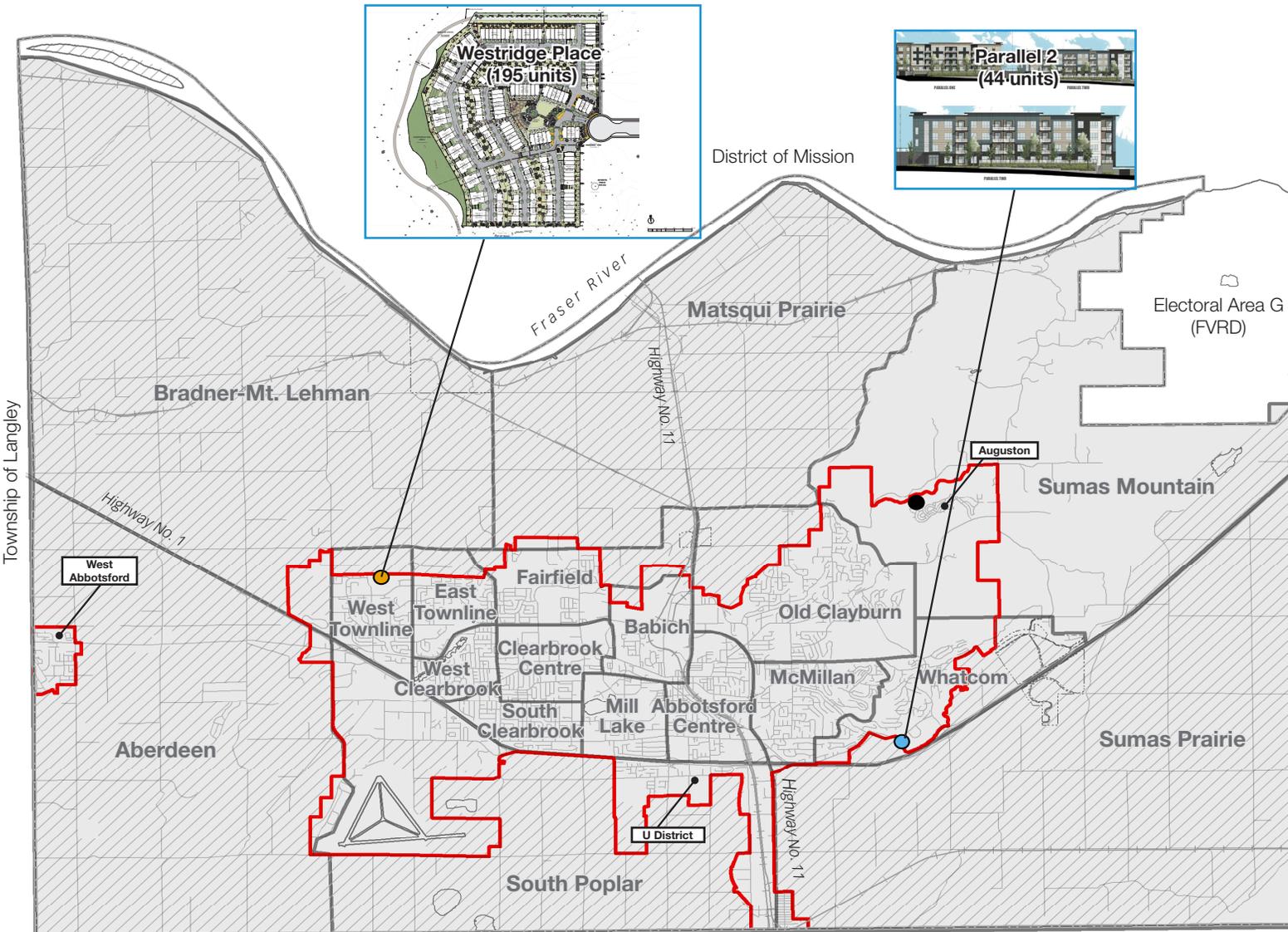
There were 34 single family lots approved in Q4 2016. The 5 year average for approved single family lots is 105, while the 10 year average is 188 lots. Based on the number of single family lots in-stream (408 lots), an increase in the number of approved lots is expected in subsequent quarters.

Townhouse:

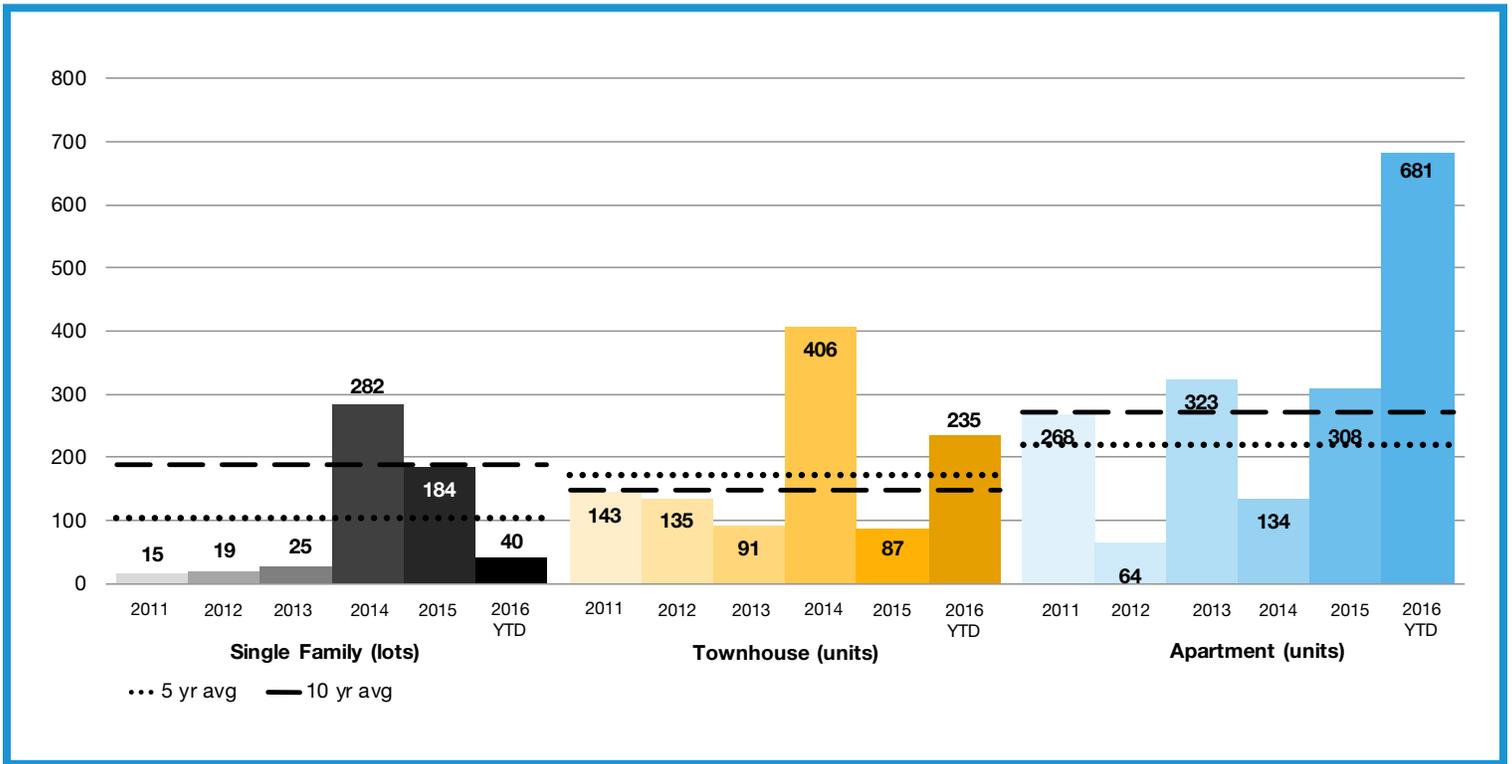
All 195 townhouse units approved in Q4 were Westridge Place. This quarter surpassed the 5 year (172 units) and 10 year (149 units) averages.

Apartment:

44 apartment units were approved in the purpose built rental Parallel 2 apartment building on North Parallel Road this quarter. The 5 year average for approved apartment units is 219 units, while the 10 year average is 271 units. The 5 and 10 year averages have both already been surpassed, with 681 units approved this year.



Whatcom County, Washington USA



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

There were 195 townhouse units and 44 apartment units approved in Q4 2016. Multi-family housing made up 88% of the approved residential units this quarter.



Q4 2016 - Application Type (lots/units)

- Single Family (34 lots)
- Townhouse (195 units)
- Apartment (44 units)
- Mixed Use (0 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:

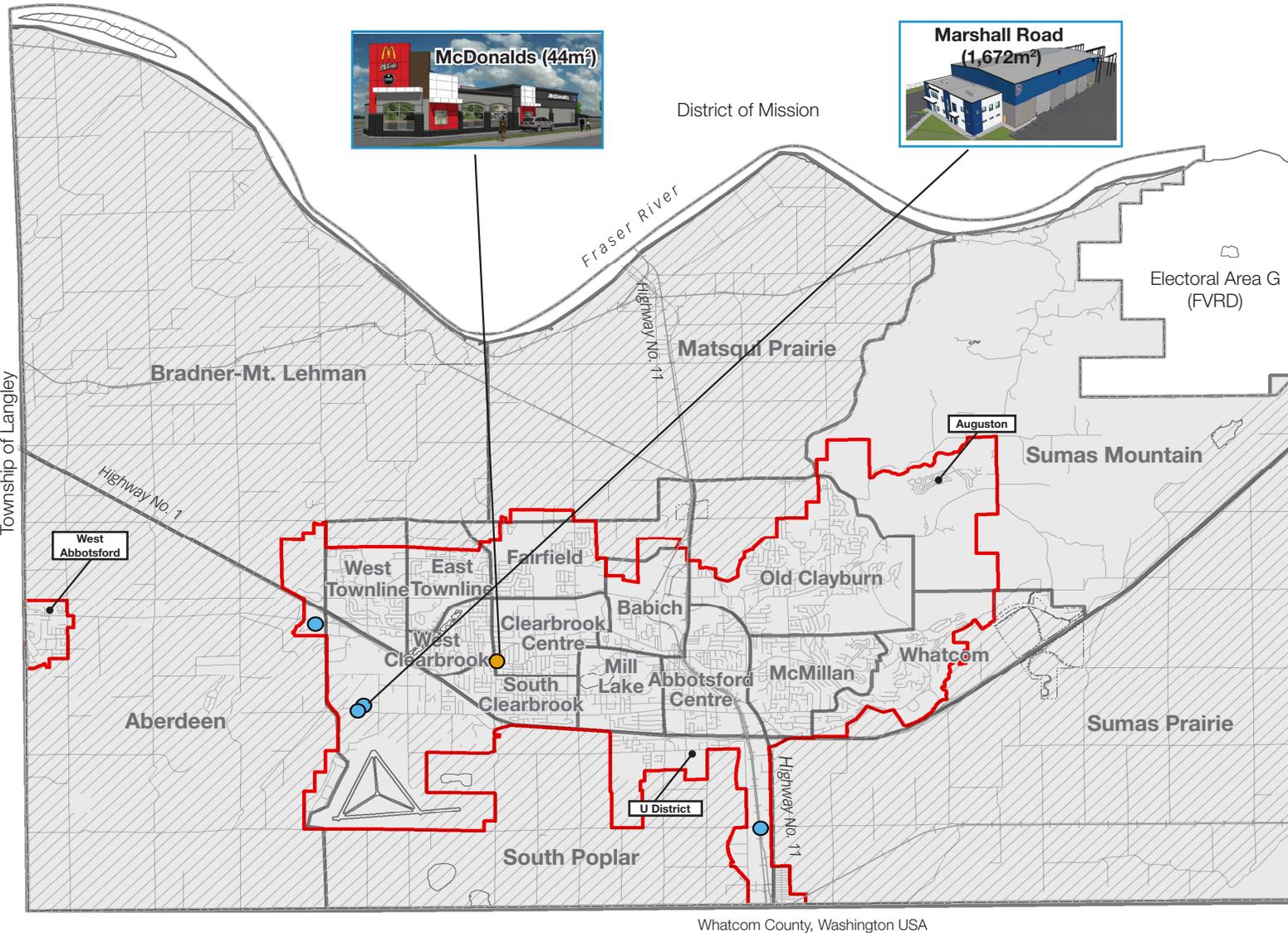
There were no institutional applications approved in Q4 2016.

Commercial:

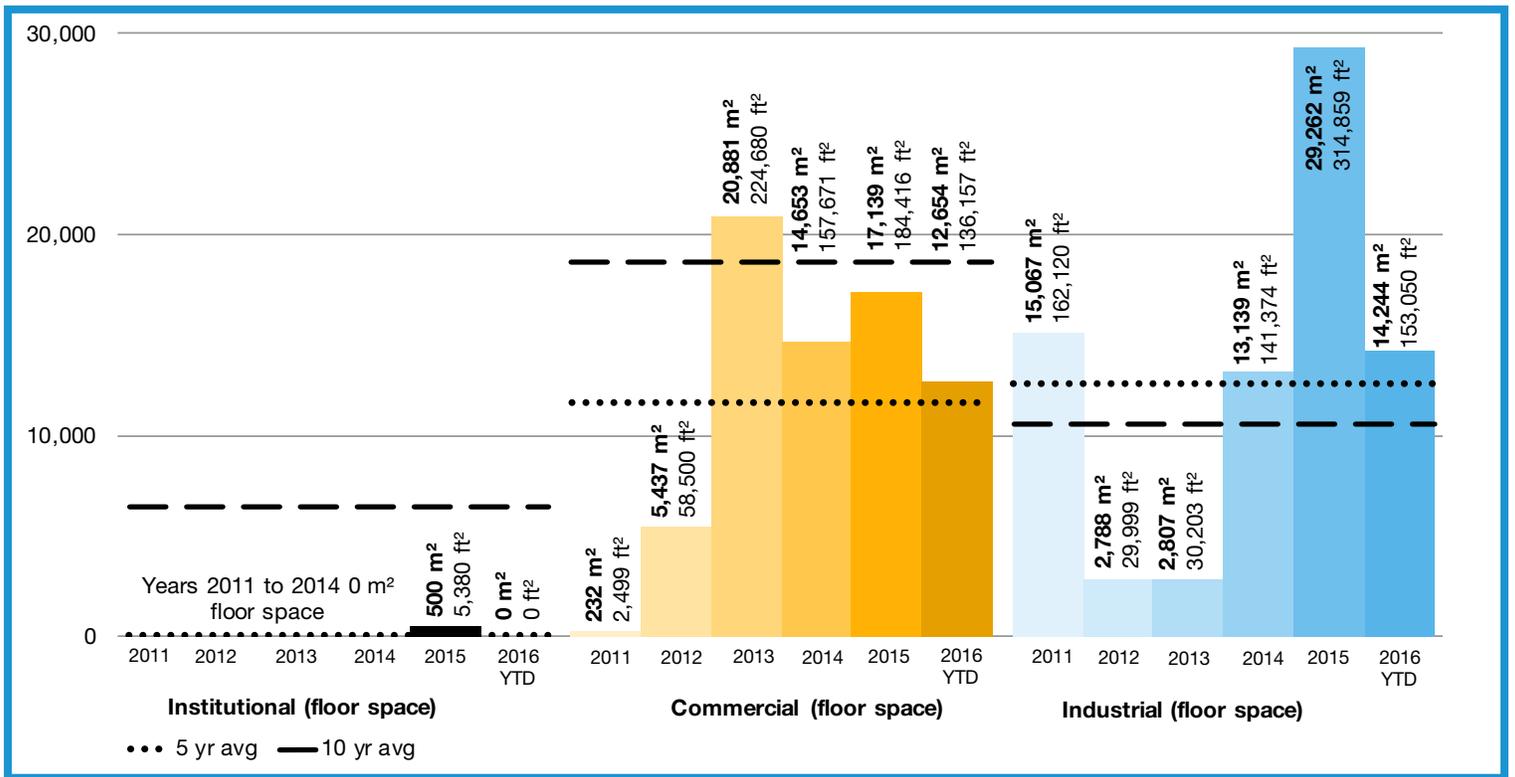
There was a total of 44 m² of commercial floor space approved in Q4 2016 for a façade upgrade and renovations project to the Clearbrook McDonalds (44 m²). Approved commercial floor space in 2016 has exceeded the 5 year average (11,669 m²), but remains below the 10 year average (18,615 m²) for 2016.

Industrial:

There was a total of 3,580 m² of industrial floor space approved in Q4 2016. The largest two projects included a 1,672 m² manufacturing facility (47%) and 1,141 m² a fabrication shop (32%). Both the 5 year (12,613 m²) and the 10 year average (10,534 m²) for approved industrial floor space were exceeded in 2016.



Whatcom County, Washington USA



Approved ICI applications in the fourth 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 3,624 m² of ICI floor space approved, with 1% in the form of commercial and 99% industrial.

There were nomixed use application approved in Q4 2016. With four mixed use applications in progress, staff anticipate more approvals in 2017.



Q4 2016 - Application Type (floor space)

- Institutional (0 m²)
- Commercial (44 m²)
- Industrial (3,580 m²)
- Mixed Use (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.



Issued Building Permits

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

Q4 - 2016	Q4 - 2015
414 total issued building permits	401
27 agricultural	31
105 commercial	81
233 residential (single family)	194
14 multi-family	51
17 industrial	28
10 institutional	12
8 other	4

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 2016 increased compared to Q4 2015, but the total construction value was down compared to the Q4 2015 value. Between Q4 2015 and Q4 2016, there was a 3% increase in the number of issued building permits but a 45% (\$47.6 million) decrease in construction value. The Q4 2016 construction value is 8% higher than the 5 year, and similar to the 10 year, average construction values.

Agricultural building permits decreased by 4, but the overall construction value increased by \$3.9 million (49%) from Q4 2015 to Q4 2016. The highest valued projects included a new processing/freezer building (\$3.0 million), new green houses (\$2.0 million), and a new cattle barn (\$1.6 million).

The number of **commercial** building permits increased by 24 from Q4 2015, and their overall construction value decreased by \$0.8 million (13%). The construction value was spread among smaller projects with no notable large projects.

The number of single family **residential** permits increased by 39 in Q4 2016 compared to Q4 2015. Overall construction

value increased by \$1.9 million (9%). The largest clusters of approved single family building permits can be found in Auguston, Whatcom and West Townline.

The number of **multi-family** building permits decreased by 37 from Q4 2015 to Q4 2016, and the construction value greatly decreased by \$40 million (75%). Notable permits include new apartments in a 4-storey purpose built rental apartment building on Robertson Avenue (94 units), and townhouses on Elmwood Drive (7 units).

The number of **industrial** building permits in Q4 2016 decreased from 28 to 17 compared to Q4 2015, and the construction value decreased by \$1.5 million (16%). The only notable project was a truck maintenance facility on Riverside Road (\$4.8 million).

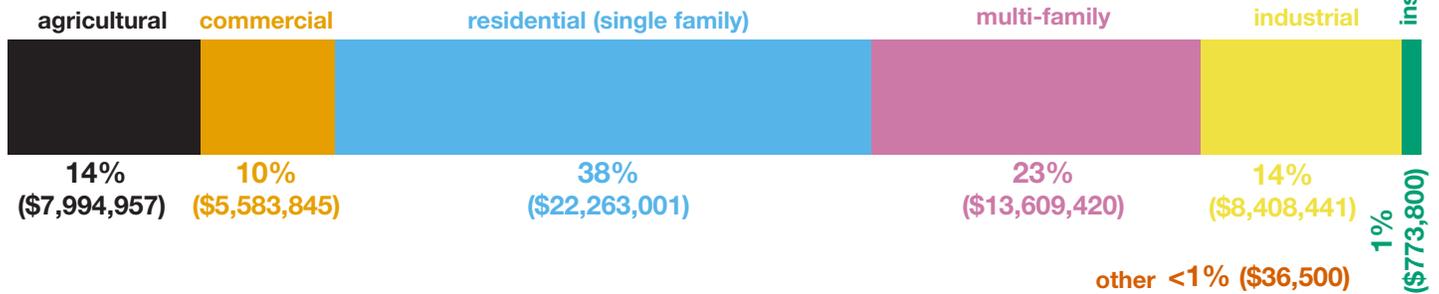
Institutional building permits decreased by 2 from Q4 2015 to Q4 2016, and the construction value decreased by \$10.8 million (93%).

Issued Building Permits

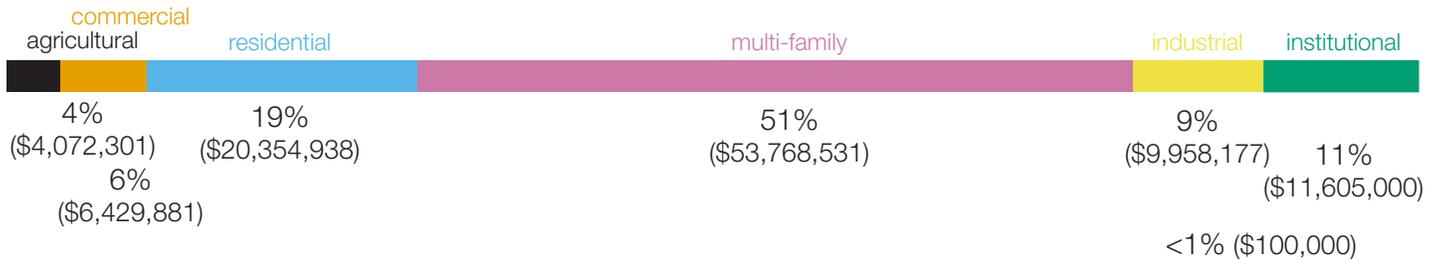
Value of Issued Building Permits by Quarter
(New Construction & Improvements)



Q4 - 2016 TOTAL CONSTRUCTION VALUE \$58,669,964



Q4 - 2015 TOTAL CONSTRUCTION VALUE \$106,288,828



Q4 average construction values

5 year: \$59,233,747

10 year: \$ 56,001,519

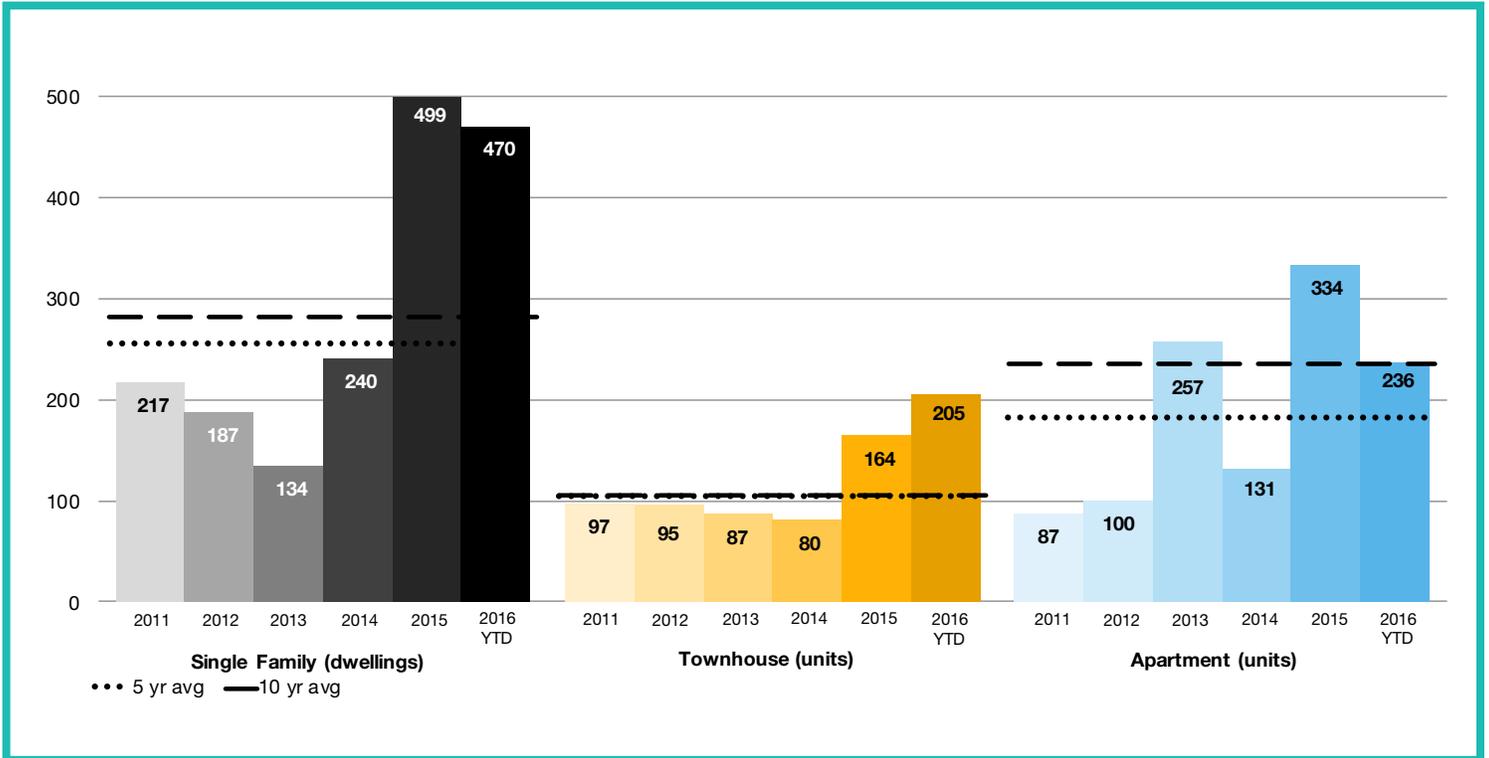
Number of Building Inspections





Issued Residential Building Permits

Single Family, Townhouse & Apartment
(New Construction & Improvements)



Issued residential building permits includes all new construction and improvements of single family dwellings (includes secondary suites and coach houses), townhouses and apartments. Note that building permits are subject to change.

Single Family:

Single family building permits added 124 new single family dwelling units in Q4 (this includes secondary suites and coach houses). The 5 year (255 dwellings) and 10 year (282 dwellings) averages for new single family dwelling units (in issued permits) were exceeded in the previous quarter.

Townhouses:

There were 7 new townhouse units in building permits issued in

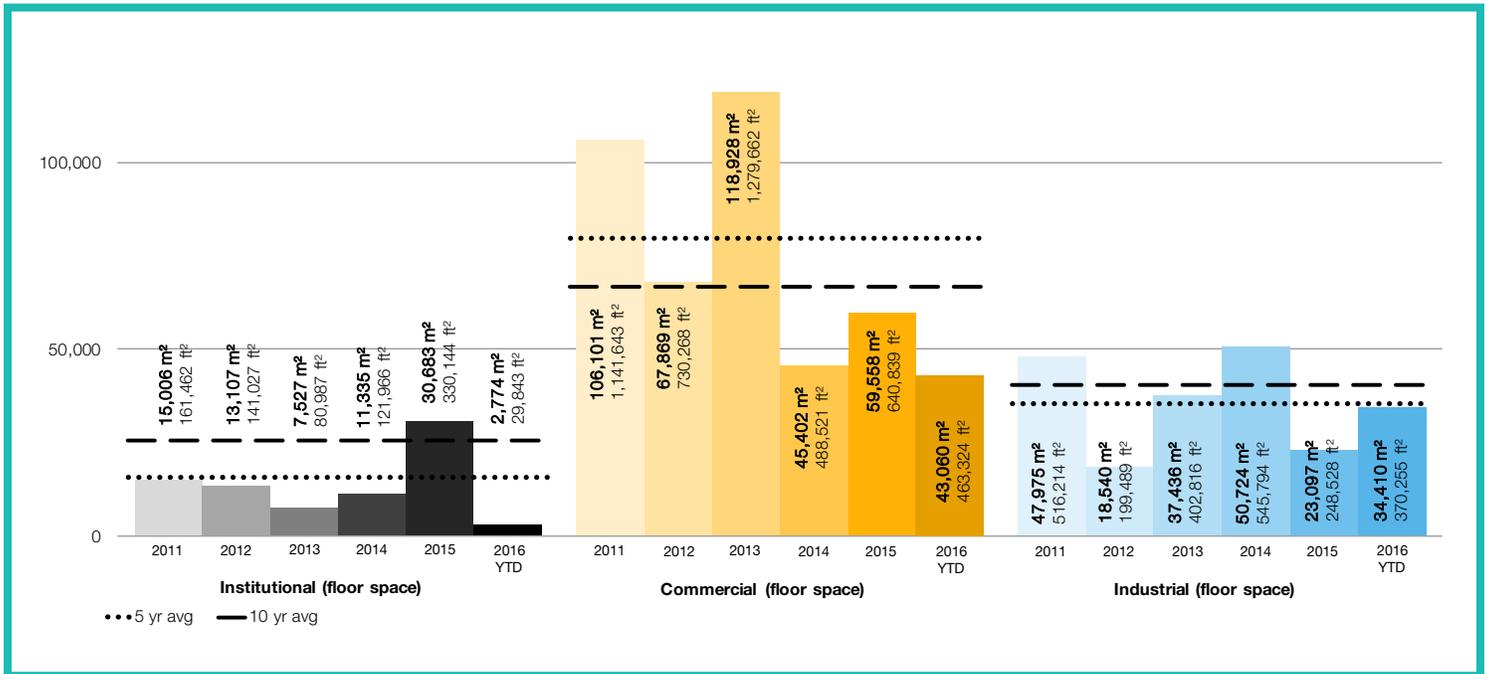
Q4 2016, and a total of 205 units issued permits in 2016. The 5 year and 10 year averages (both 105 units) were exceeded in the previous quarter.

Apartment:

There were 94 new apartment units issued building permits in this quarter. The 5 year average (182 units) and 10 year average (235 units) were exceeded this quarter.

Issued ICI & Agricultural Building Permits

Institutional, Commercial, Industrial & Agricultural
(New Construction & Improvements)



Issued institutional, commercial, industrial and agricultural building permits includes all new and improvement construction/floor space. Note that building permits are subject to change.

Institutional:

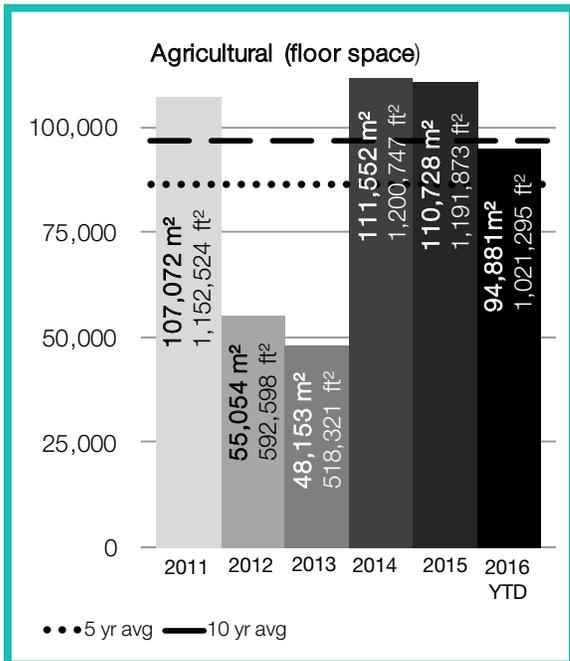
There were 10 institutional permits issued in Q4 2016 for 500 m² of new and improvement construction/floor space.

Commercial:

In Q4 2016, 105 building permits were issued for 10,346 m² of new and improvement construction/floor space.

Industrial:

There were 17 permits issued for a total of 4,689 m² floor space in Q4 2016. There is already 69,698 m² of industrial floor space in-stream this quarter, which exceeds the total floor space constructed in any year in the last 10 years (61,130 m² in 2007 and 60,641 m² in 2008).



Agricultural:

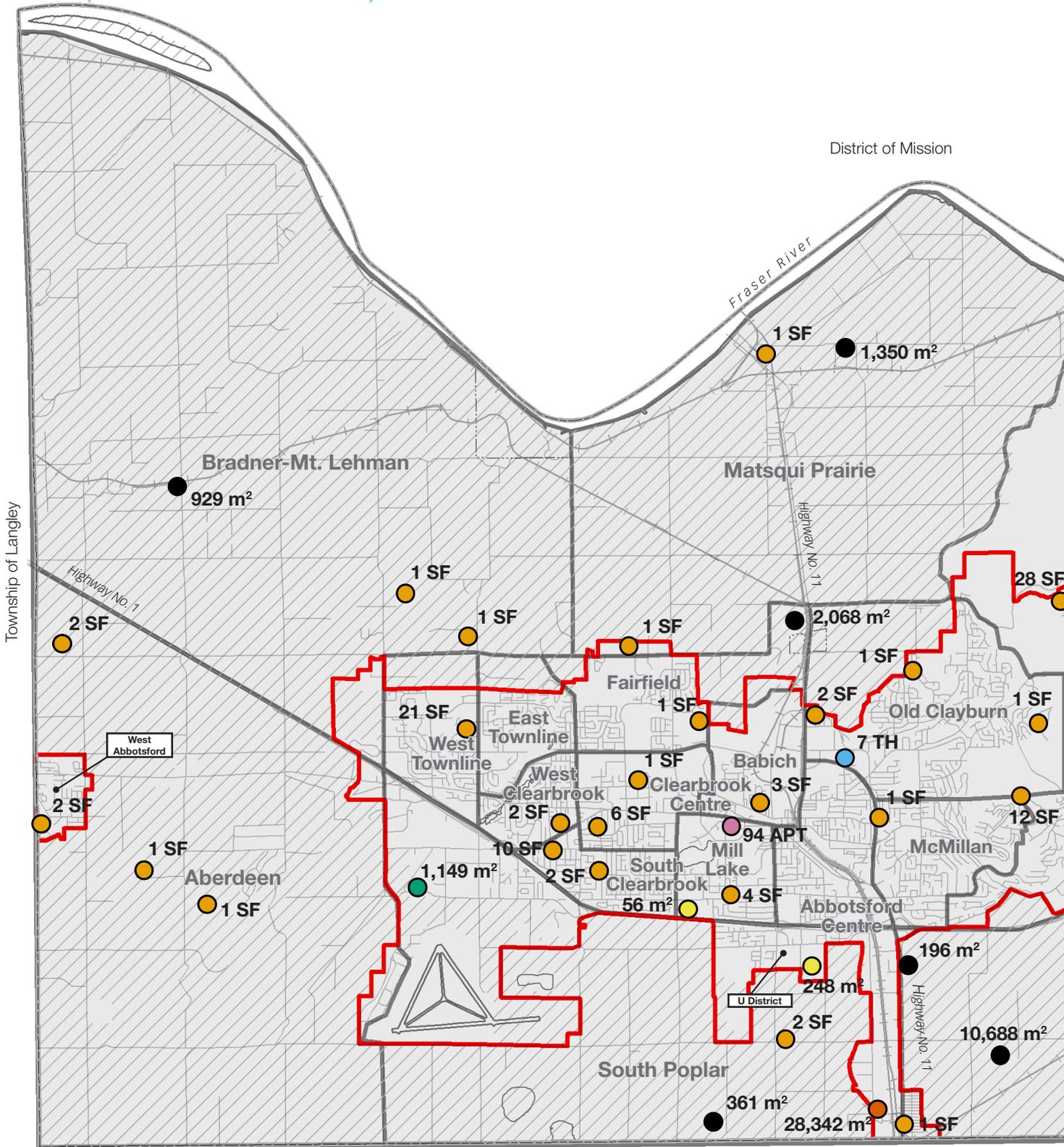
There were 27 building permits issued and 19,122 m² of agricultural construction in Q4 2016.

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)



Whatcom County, Washington USA

Building permit applications for new construction (with a construction value of \$50,000 and greater) approved in the fourth 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.

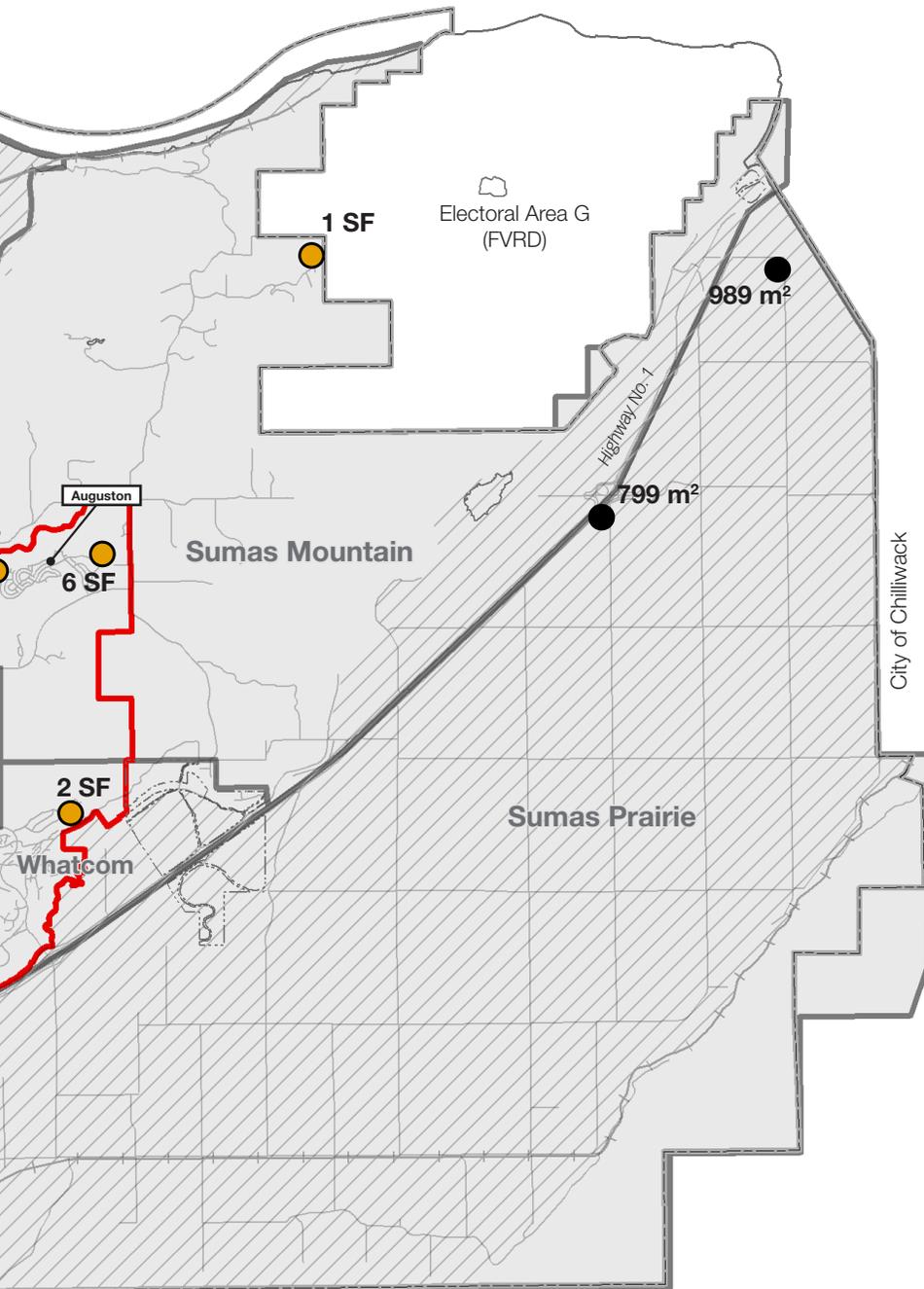
Excludes permits for tenant improvements, blasting, antenna, communication tower, signage, sprinklers, site services, swimming pools, retaining walls and noise variance.

Q4 2016 - Building Permit Type (units/floor space of new construction)

- Agricultural (17,380 m²)
- Single Family - SF (115 dwellings)
- Townhouses - TH (7 units)
- Apartments - APT (94 units)
- Institutional (304 m²)
- Commercial (1,149 m²)
- Industrial (2,634 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.



Current Initiatives

AgRefresh

Stage 1 of AgRefresh was successfully completed on October 3, 2016, when Abbotsford Council received the Background Research Report. The report provides an overview of the legislative and regulatory framework governing the use of agricultural land, agricultural regulations and plans, an agricultural snapshot, City bylaw compliance assessment findings, and a summary of opportunities and challenges for agriculture in Abbotsford.

The Background Research Report notes that Abbotsford is Canada's leading agricultural area in terms of employment and economic activity. This success, in part, is influenced by Abbotsford's favourable climate and high quality soils, resulting in high productivity in certain sectors, such as poultry and dairy. For example, one-third to one-half of all eggs, chickens, and turkeys, and 22% of milk produced in BC, comes from Abbotsford farms.

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

604-864-5510

AgRefresh@abbotsford.ca

www.abbotsford.ca/
AgRefresh



The Background Research Report provided a baseline and context for opportunities and challenges regarding the use of land in the Agricultural Land Reserve (ALR), which were explored through Stage 2 engagement. This engagement was based on three emerging themes made up of 11 topics identified through Stage 1 community input and research.

One of the main engagement objectives in Stage 2 was to validate the emerging themes and associated land use topics for New Directions. The engagement process set out to increase awareness and understanding of the land use opportunities and challenges in the ALR. The engagement also sought to gain community and stakeholder input on the land use topics.

During Stage 2, the City engaged farmers, agricultural and community-based stakeholders and citizens through a series of engagement activities during November and December 2016. This included:

- an online survey
- agricultural industry and community partners workshop
- road show
- open house
- meetings and workshops with government agencies



Stage 2 engagement sought input from a broad range of interests, agricultural and non-agricultural, through the various engagement activities. This information is currently being compiled into a New Directions report, which will include a set of new directions to guide the work in Stage 3. This stage will include updating OCP policy, Zoning Bylaw regulation, and creating a Bylaw Compliance Strategy. The New Directions Report will be presented to Council in 2017.

For more information, visit: www.abbotsford.ca/agrefresh



Stage 2 engagement themes and topics

SUPPORT A THRIVING AGRICULTURAL SECTOR

- Parcel sizes
- Primary housing
- Temporary farm worker housing

RESPOND TO A CHANGING AGRICULTURAL INDUSTRY

- Food processing
- Breweries
- Farm retail
- Agri-tourism & gathering events

MANAGE NON-AGRICULTURAL USES IN THE ALR

- Home based businesses
- Rural centres & amenities
- Agri-industrial
- Contraventions



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