

2017

FIRST QUARTER REPORT

Planning & Development Services



JANUARY - MARCH 2017



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 27 micro lots by GFWay Developments on George Ferguson Way
Image by: WCI Media Studios.



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



Source: <http://www.panoramio.com/photo/19481717>

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) 2017 First Quarter Report is a snapshot of how we've progressed over the past quarter.

As of Q1 2017, the report uses updated community boundaries to better reflect the framework of the current OCP.

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 first quarter of 2017, and growth and development activity. The main initiatives for Q1 2017 were Stage 2 of AgRefresh and Stage 1 of the Industrial Land Supply Study. Staff coordinated 82 Development Inquiry Meetings, received 57 development applications, issued 382 building permits, and completed 2,907 building inspections.

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

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 Q1, staff coordinated 82 Development Inquiry Meetings (DIM), which exceeds the Q1 2016 number (61), and the 65 DIMs during Q4 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 (47) included rezoning and/or subdivision of property to accommodate residential development in both single and multi-family style developments. Inquiries related to commercial (6) and industrial (7) represented an additional 16% of total inquiries. Inquiries related to agricultural land (8) represented 10% of DIMs hosted this quarter. Mixed use developments (6) represented 7% of inquiries. There were 4 institutional inquiries.



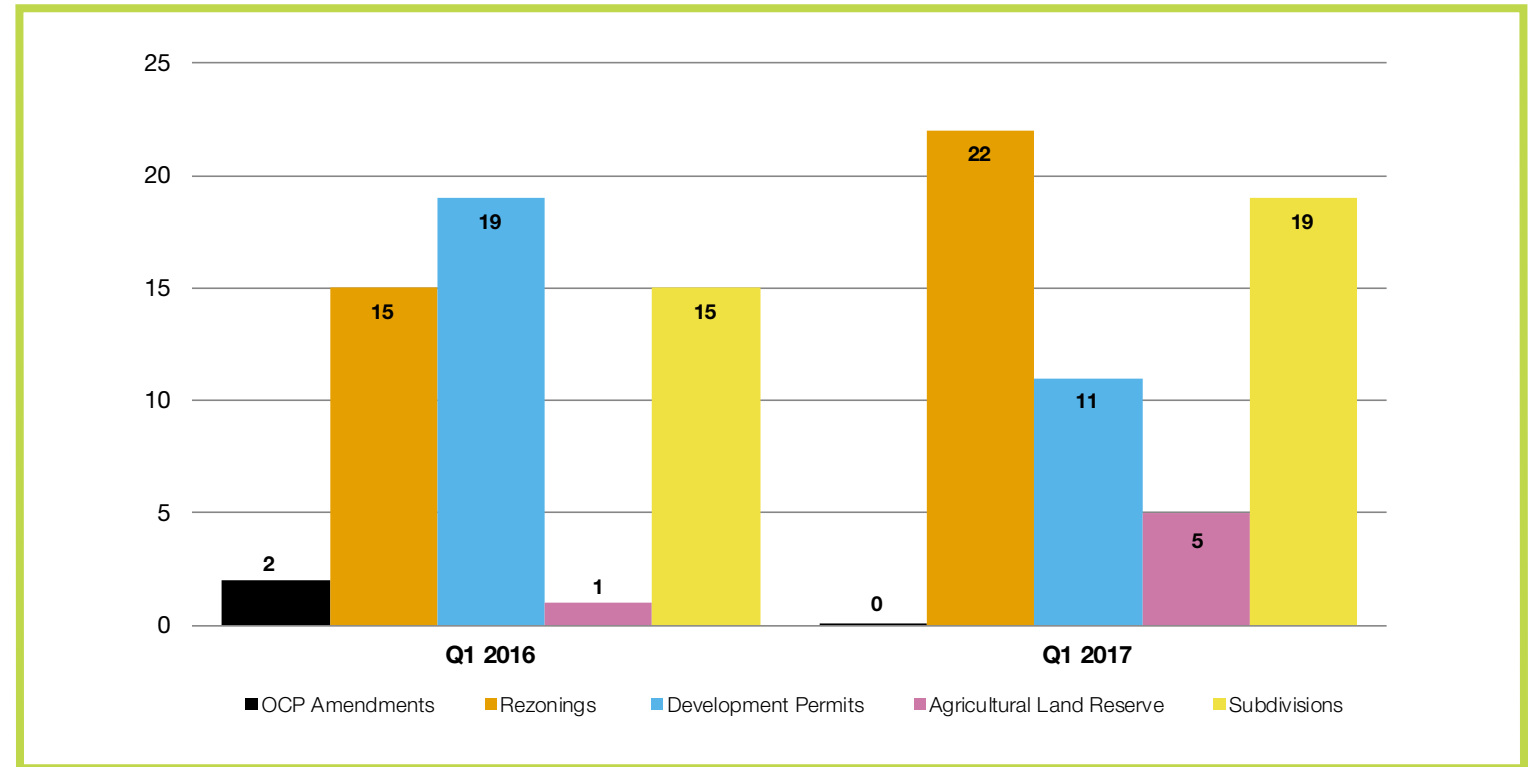


Land Development Applications Received

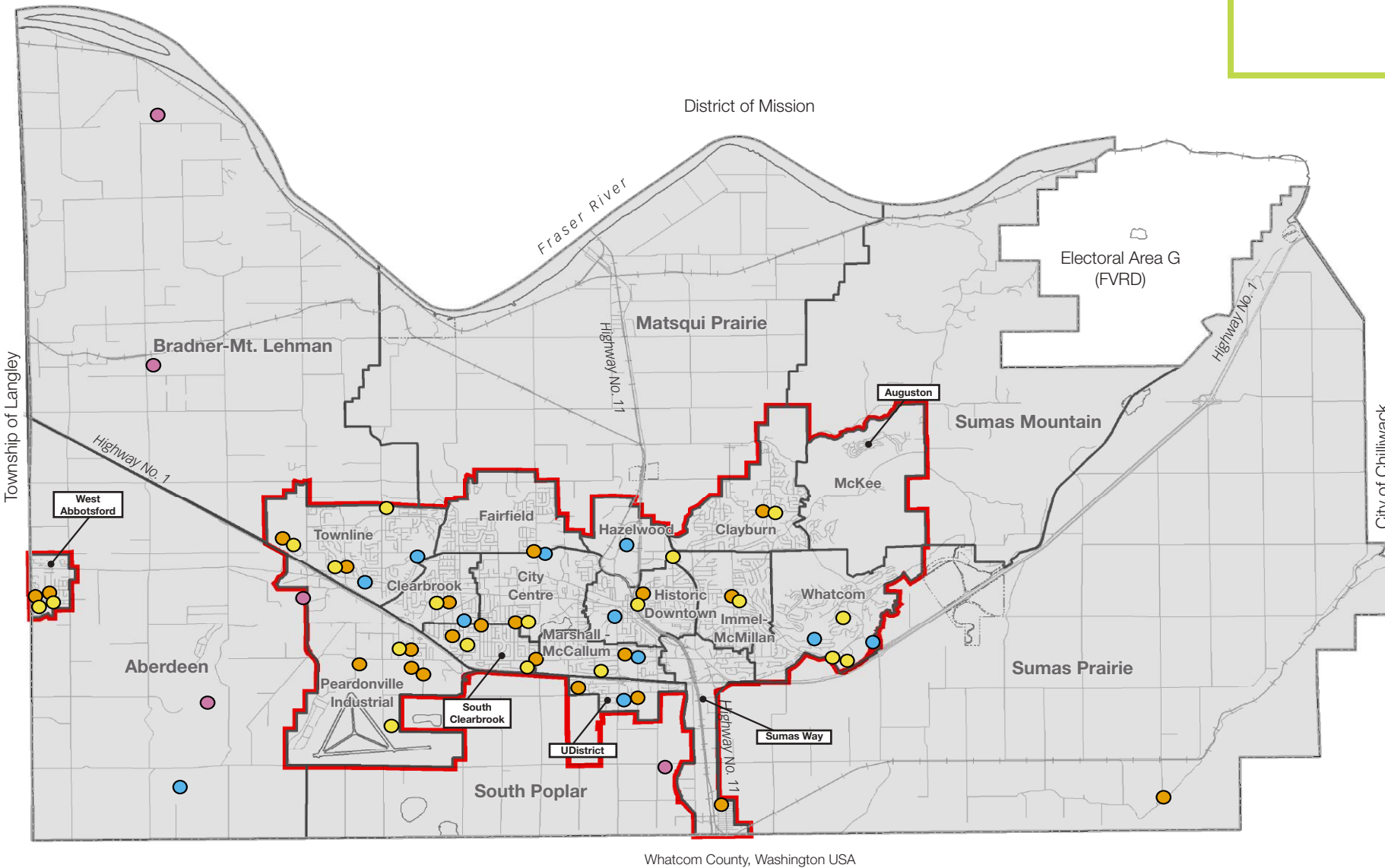
The total number of all development applications received in Q1 2017 is 57, compared to 52 in Q1 2016. Compared to Q1 2016, rezoning applications increased by 7, and Subdivision and Agriculture Land Reserve applications both increased by 4 this quarter. Development Permit applications decreased by 8 between Q1 2016 and Q1 2017.

Q1 2016
total:
52

Q1 2017
total:
57



10 additional development applications were received in the first quarter of 2017, including Cell Tower, Second Dwelling, Liquor Licence and Registered Legal Document Appeal applications.



Q1 2017 - Application Type (number of applications)

- OCP Amendments - 0
- Rezoning - 22
- Development Permits - 11
- Agricultural Land Reserve - 5
- Subdivisions - 19
- ▭ 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 Residential Applications

Single Family (lots), Townhouse (units) & Apartment (units)

Single Family:

- A total of 504 single family lots are in-stream with 380 under review (UR) and 124 approved in principle (AIP). Of these, 95% (481 lots) are within the Urban Development Boundary (UDB).
- Notable projects include:
 - Several subdivision applications in Whatcom (Eagle Mountain) with a total 203 new lots under review
 - 75 new lots AIP in Auguston

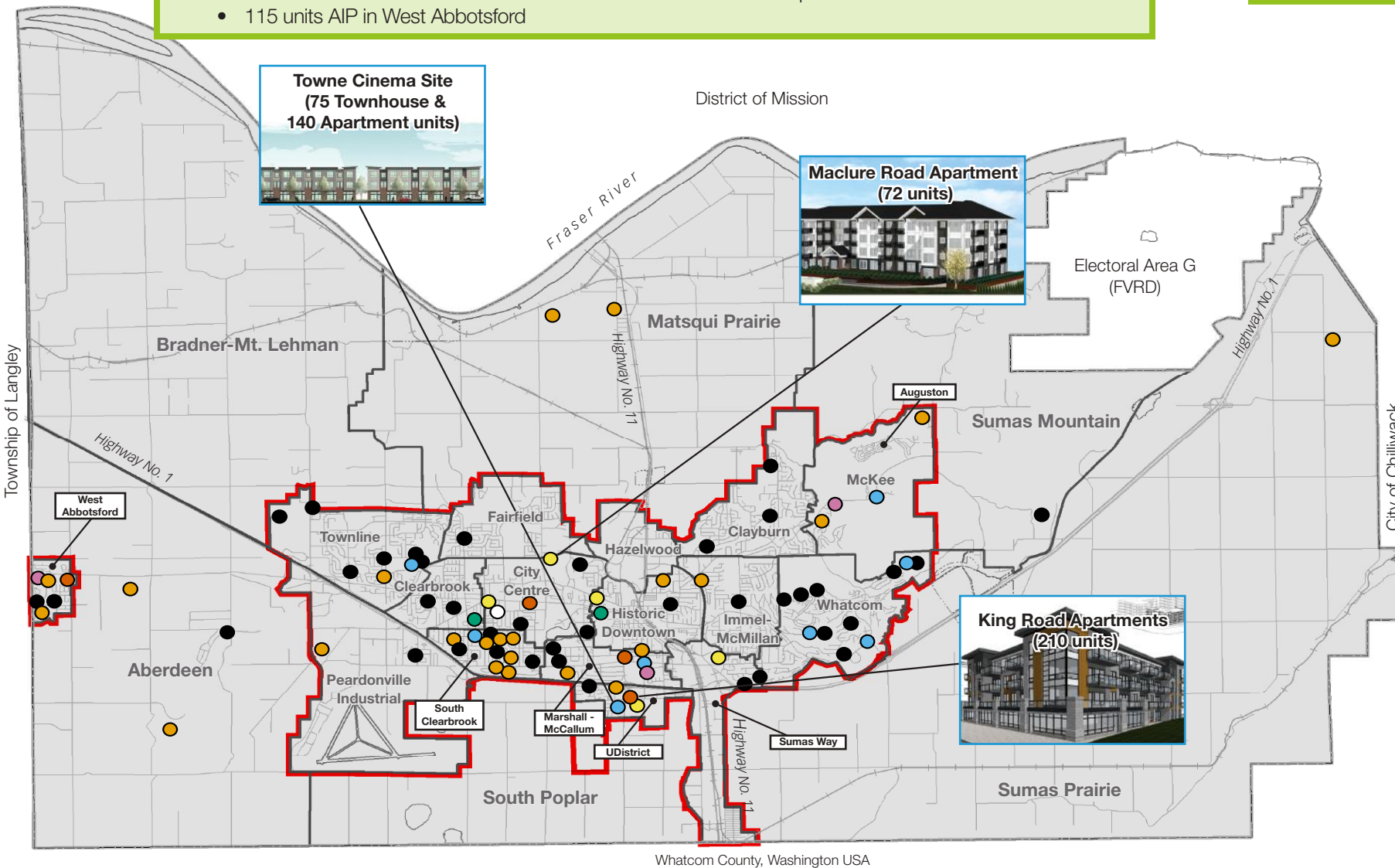
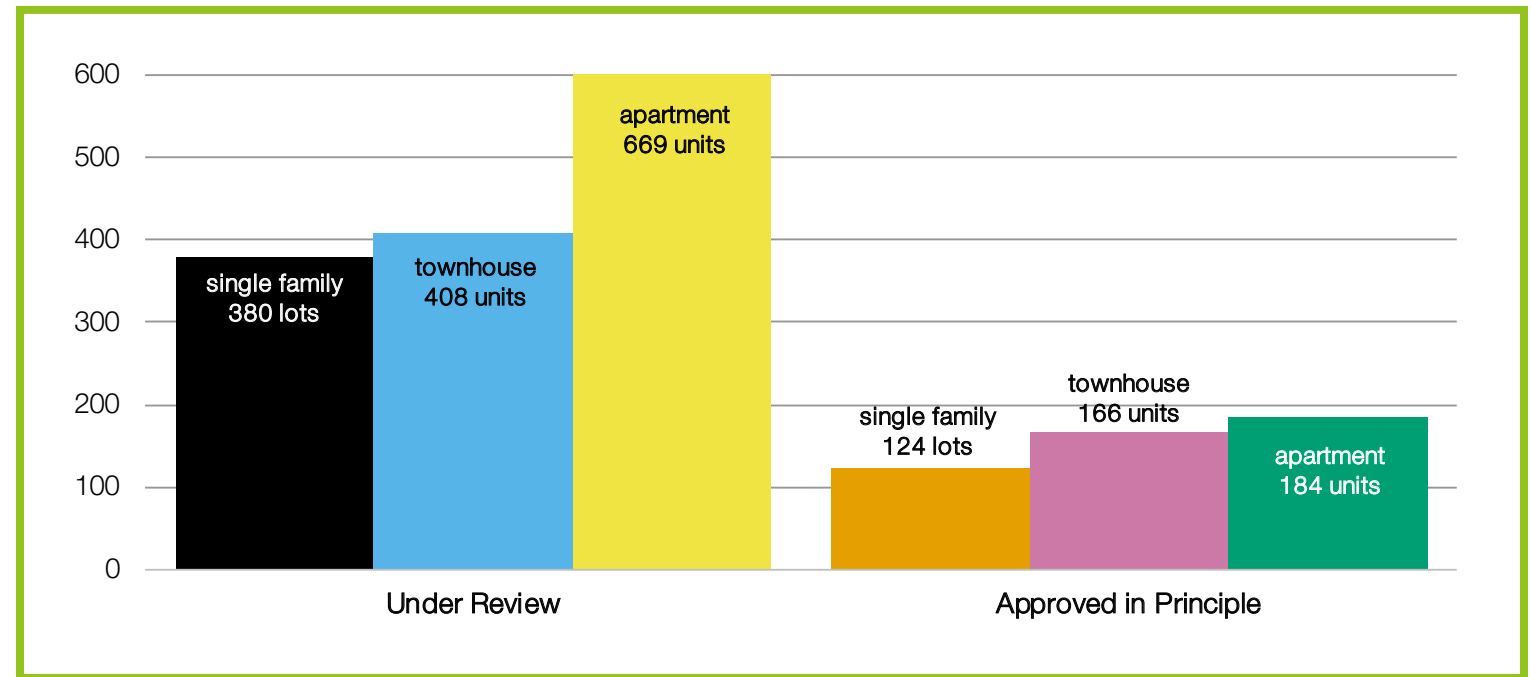
Townhouse:

- A total of 574 townhouse units are in-stream with 408 UR and 166 AIP.
- Notable projects include:
 - 190 units UR on the south side of Marshall Road
 - 115 units AIP in West Abbotsford

- 81 units in a combination of stacked and detached buildings on Lower Sumas Road
- 75 units on McCallum Road on the Towne Cinema site (In combination with 140 apartment units) in the UDistrict

Apartment:

- A total of 853 apartment units are in-stream with 669 UR and 184 AIP.
- Notable projects:
 - 210 unit mixed-use development UR at King Road and the King Connector in the UDistrict
 - 140 units UR on McCallum Road at the Towne Cinema site in combination with 75 townhouse units
 - 72 units in the Maclure Road Apartments development



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

There is a total of 1,931 in-stream residential lots/units - 74% multi-family and 26% single family.

Mixed use applications include 256 apartment units under review and 73 apartment units approved in principle, along with a commercial component (see pages 10-11). This represents 39% of all apartment units in-stream.

Q1 2017 - Application Type (number of applications)

- Single Family UR (Under Review) - 39
- Single Family AIP (Approved in Principle) - 23
- Townhouse UR - 8
- Townhouse AIP - 3
- Apartment UR - 5
- Apartment AIP - 2
- Mixed Use UR - 4
- Mixed Use AIP - 1
- ▭ 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 first quarter. One application for a 1,045 m² personal care facility in West Clearbrook remains at the Approved in Principle (AIP) stage.

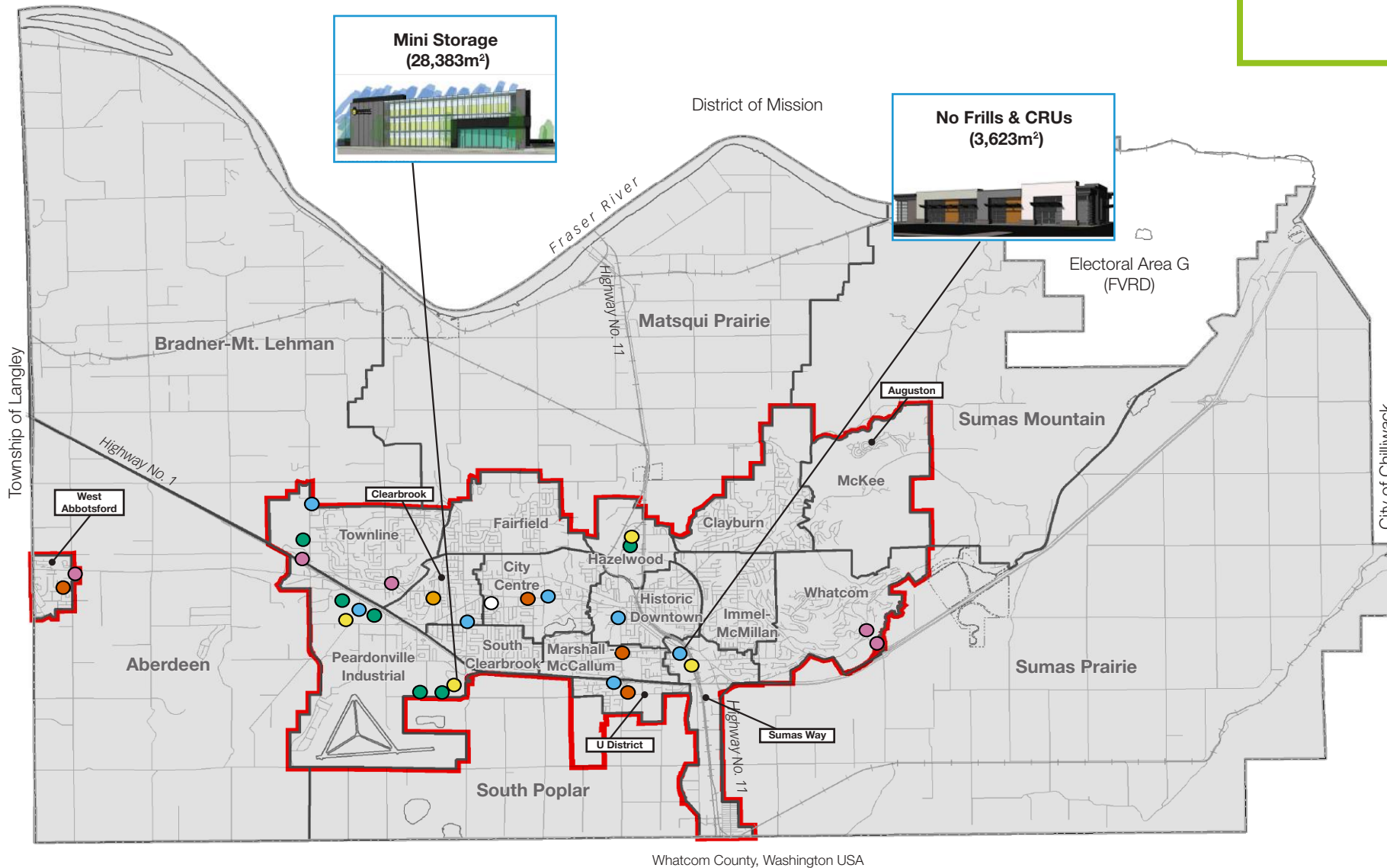
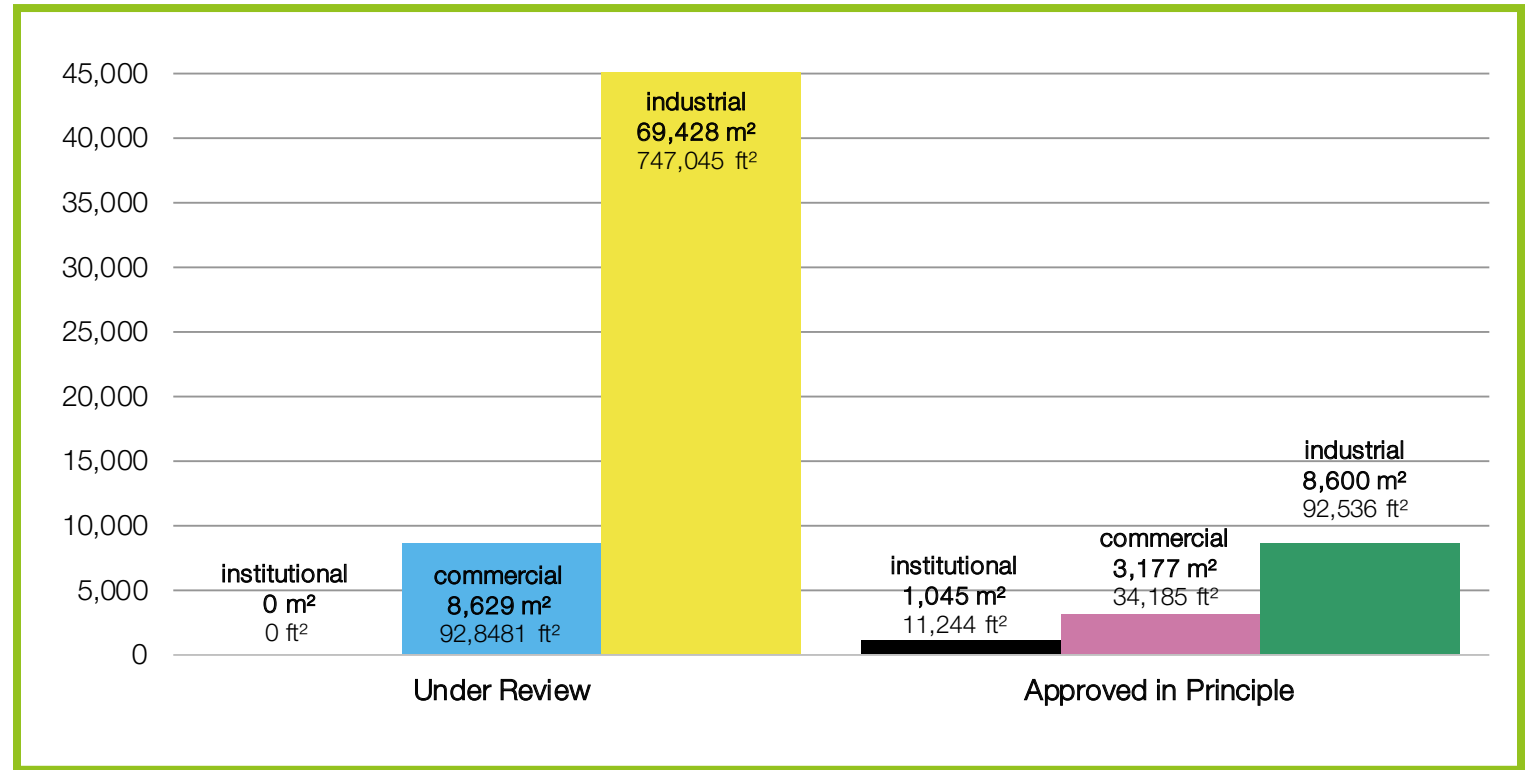
Commercial:

- A total of 11,806 m² of commercial floor space is in-stream with 8,629 m² UR and 3,177 m² AIP.
- Notable projects include:
 - "No Frills" development (3,623 m²)
 - New Tim Horton's drive thru on Clearbrook Road (94 m²)

- A facade upgrade and new drive thru for Starbucks at Whatcom Plaza

Industrial:

- A total of 78,028 m² of industrial floor space is in-stream with 69,428 m² UR and 8,600 m² AIP.
- Notable projects include:
 - A manufacturing and distribution facility for Mayne Coatings (35,762 m²) in the Clearbrook industrial area
 - A mini storage facility (28,383 m²) on Peardonville Road
 - A processing and storage facility (4,408 m²) south of Marshall Road on Riverside Road



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

There is a total of 90,879 m² in-stream ICI floor space - 86% in the form of industrial floor space and 13% commercial.

Mixed use applications include 4,491 m² of commercial floor space under review and 995 m² approved in principle along with an apartment component (see pages 8-9). This represents 46% of all commercial floor space in-stream.

Q1 2017 - Application Type (number of applications)

- Institutional UR (Under Review) - 0
- Institutional AIP (Approved in Principle) - 1
- Commercial UR - 7
- Commercial AIP - 5
- Industrial UR - 4
- Industrial AIP - 6
- Mixed Use UR - 4
- Mixed Use AIP - 1
- ▭ 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 26 single family lots approved in Q1 2017. The 5 year average for approved single family lots is 110, while the 10 year average is 157 lots. Based on the number of single family lots in-stream (504 lots), an increase in the number of approved lots is expected in subsequent quarters.

Townhouse:

One townhouse project (28 units) was approved in Q1 2017. The 5 year average for townhouses is 191 units and 10 year average is 152 units. Based on the number of townhouses in-stream (574), an increase in the number of units approved is expected.

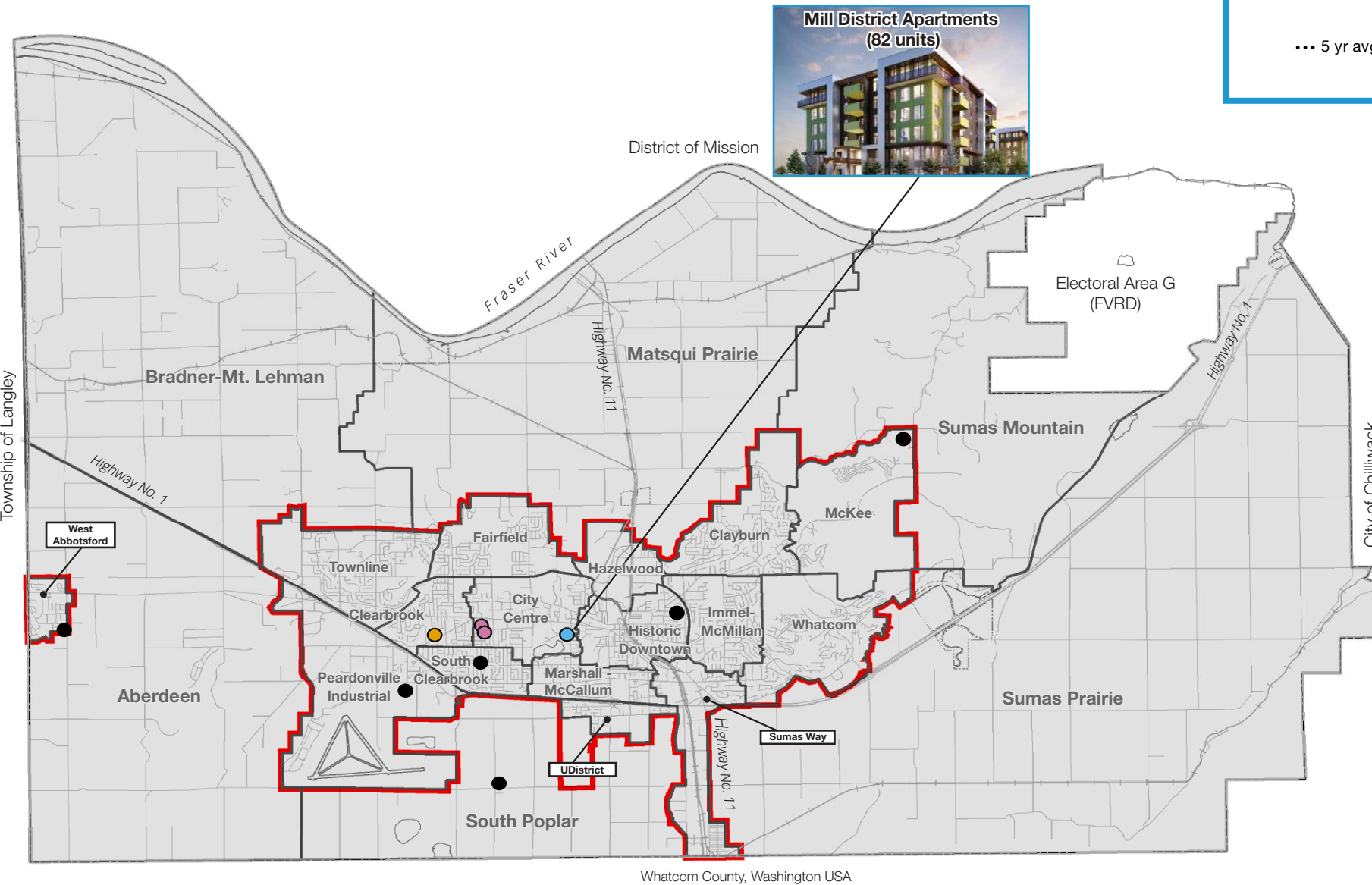
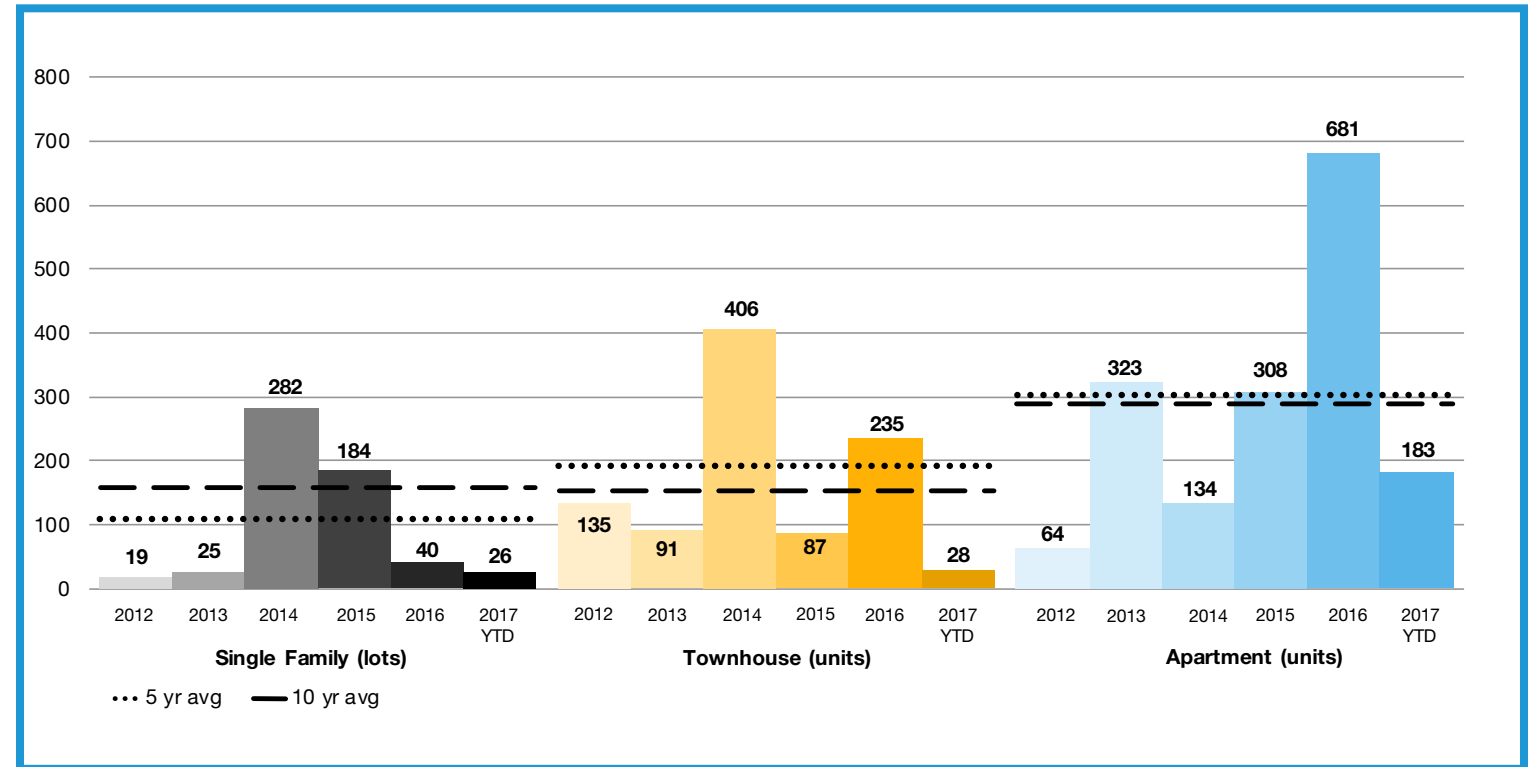
Apartment:

183 apartment units were approved in Q1 with 55% in mixed-use developments.

• Notable projects include:

- Mill District Apartments (82 Units)
- Mixed-use development on James Street with commercial at grade and 6-storeys of apartments above (64 units)
- Mixed-use development on James Street with commercial at grade and 3-storeys of apartments above (37 units)

The 5 year average for approved apartment units is 302 units, while the 10 year average is 289 units.



Approved residential applications in the first quarter of 2017 were collected from Development Permit applications.

There were 28 townhouse units and 183 apartment units approved in Q1 2017. Multi-family housing made up 89% of the approved residential units this quarter.

Q1 2017 - Application Type (lots/units)

- Single Family (26 lots)
- Townhouse (28 units)
- Apartment (82 units)
- Mixed Use (101 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 Q1 2017.

The 5 year average is 14,153 m² and the 10 year average is 17,962 m²) approved commercial floor space.

Commercial:

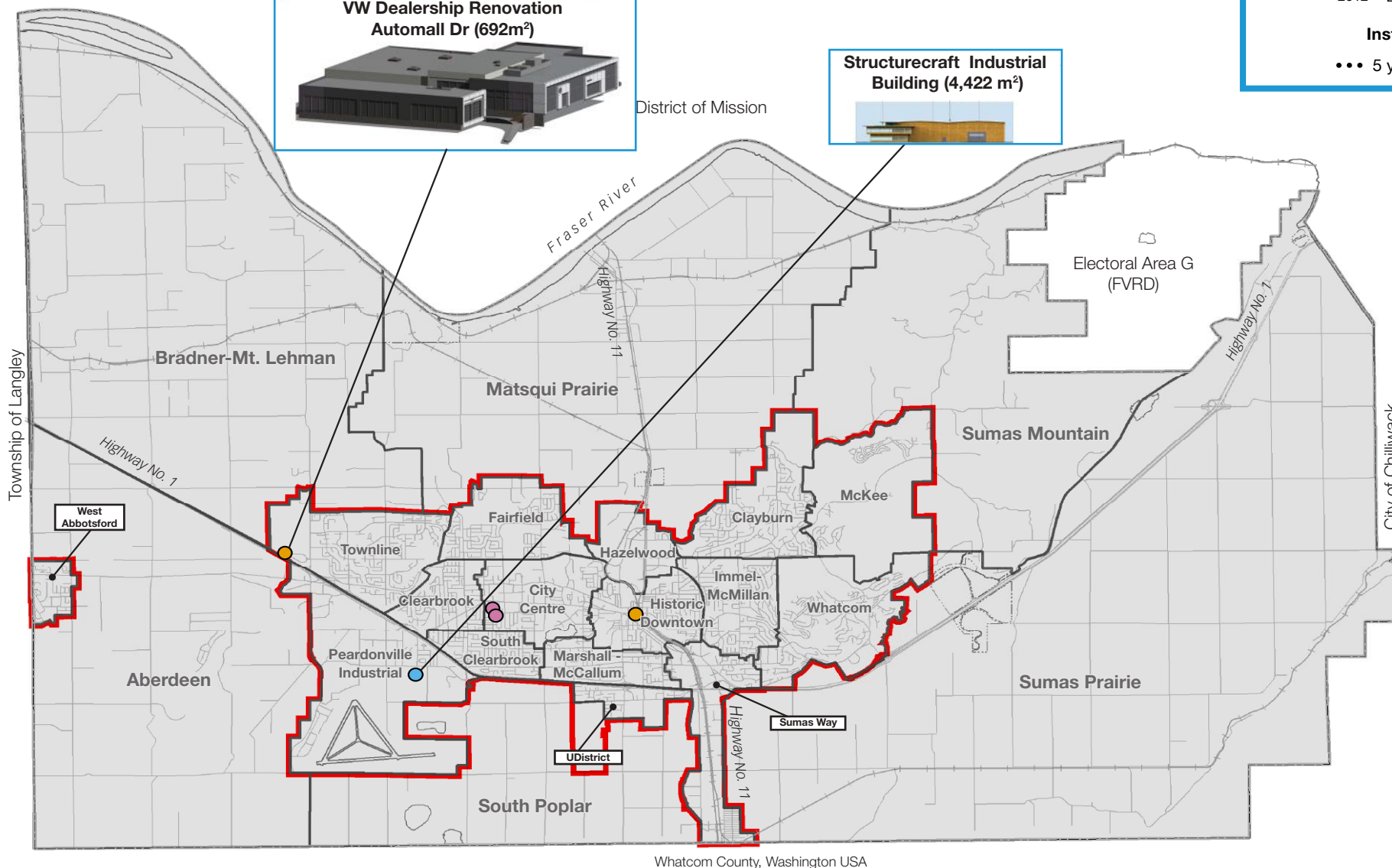
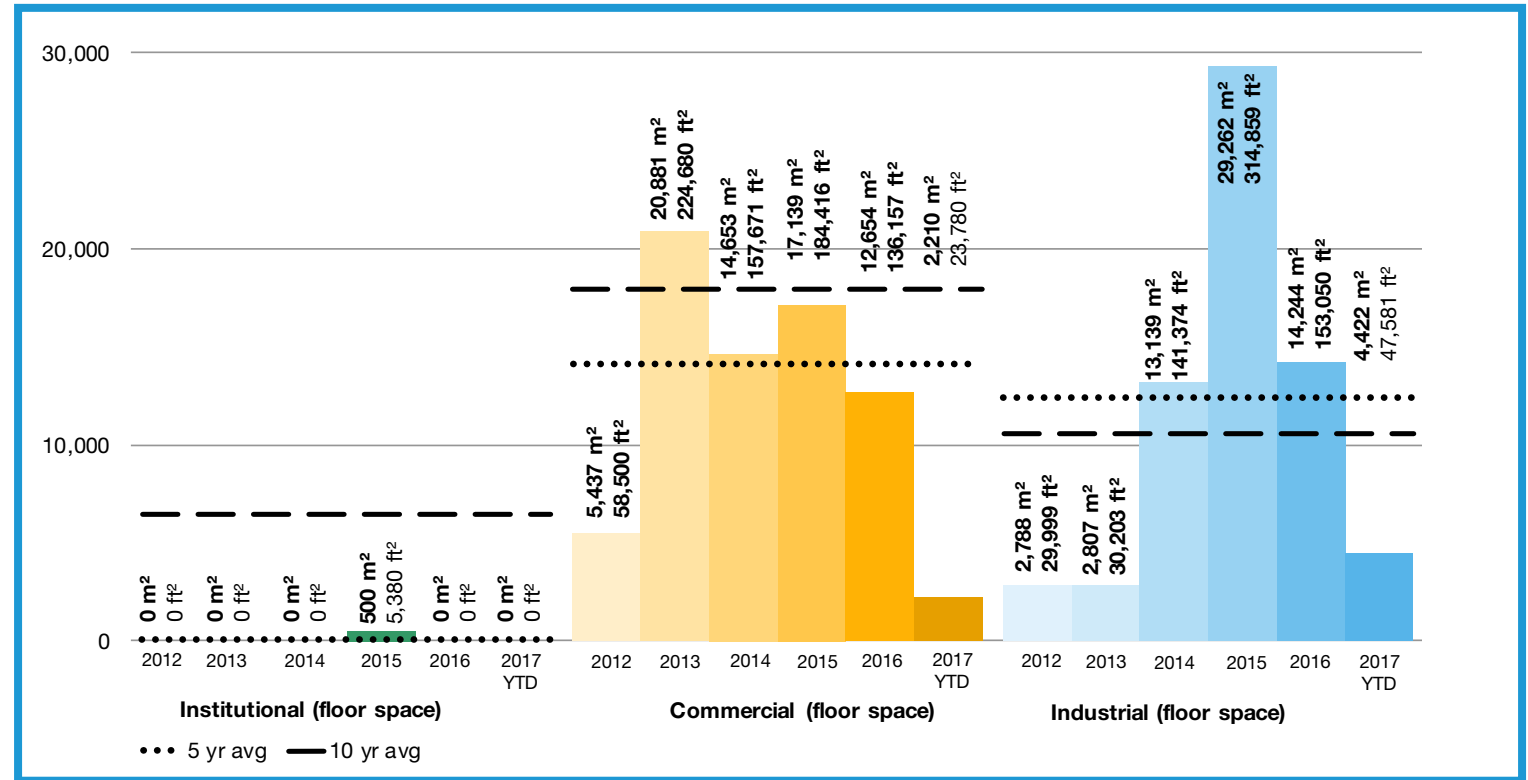
There was a total of 2,210 m² of commercial floor space approved in Q1 2017 with 69% in mixed-use developments.

- Notable projects include:
 - VW Dealership renovation and expansion in the automall (692 m²)
 - A facade upgrade on Essendene Avenue.

Industrial:

There was a total of 4,422 m² of industrial floor space approved in Q1 2017. Accounting for all the space was Structurecraft Industrial Building (4,422 m²) on Marshall Road.

The 5 year average is 12,444 m² and the 10 year average 10,568 m² for approved industrial floor space.



Approved ICI applications in the first quarter of 2017 were collected from Development Permit applications for commercial and industrial projects and from Rezoning applications for institutional projects.

There was a total of 6,632 m² of ICI floor space approved, with 33% in the form of commercial and 67% industrial.

There were two mixed use application approved in Q1 2017 accounting for 69% of all commercial. With five mixed use applications in progress, staff anticipate more approvals in 2017.

Q1 2017 - Application Type (floor space)

- Institutional (0 m²)
- Commercial (692 m²)
- Industrial (4,422 m²)
- Mixed Use (1,518 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)

Q1 - 2017	Q1 - 2016
382 total issued building permits	359
30 agricultural	33
90 commercial	71
204 residential (single family)	178
15 multi-family	28
31 industrial	42
4 institutional	7
8 other	0

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 and total construction value of issued building permits for Q1 2017 increased compared to Q1 2016. Between Q1 2016 and Q1 2017, there was a 6% increase in the number of issued building permits and a 41% (\$21.7 million) increase in construction value. The Q1 2017 construction value is 64% higher than the 5 year, and 31% higher than the 10 year, average construction values.

Agricultural building permits decreased by 3. The overall construction value decreased by \$0.6 million (10%) from Q1 2016 to Q1 2017. The highest valued projects included an agriculture processing and cold storage building on Bateman Road (\$1.2 million), and new poultry barns (\$1.0 million & 0.5 million).

The number of **commercial** building permits increased by 19 from Q1 2016, and their overall construction value increased by \$5.7 million (95%). Notable projects include Phase 2 of McCallum Junction (\$3.5 million), and two tenant improvements in the Automall: VW Dealership (\$2.7 million) and Chrysler Dealership (\$1.2 million).

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

26 in Q1 2017 compared to Q1 2016. Overall construction value increased by \$4.6 million (25%). The largest clusters of approved single family building permits can be found in Mckee, Whatcom and Townline.

The number of **multi-family** building permits decreased by 13 from Q1 2016 to Q1 2017, but the construction value greatly increased by \$14.8 million (93%). Notable permits include three separate apartment developments: Salton Road Properties (66 units) for \$13.9 million, Central Park Village Phase 2 on Gladwin Rd (48 units) for \$10.5 million, and Parallel 2 (44 units) for \$6 million.

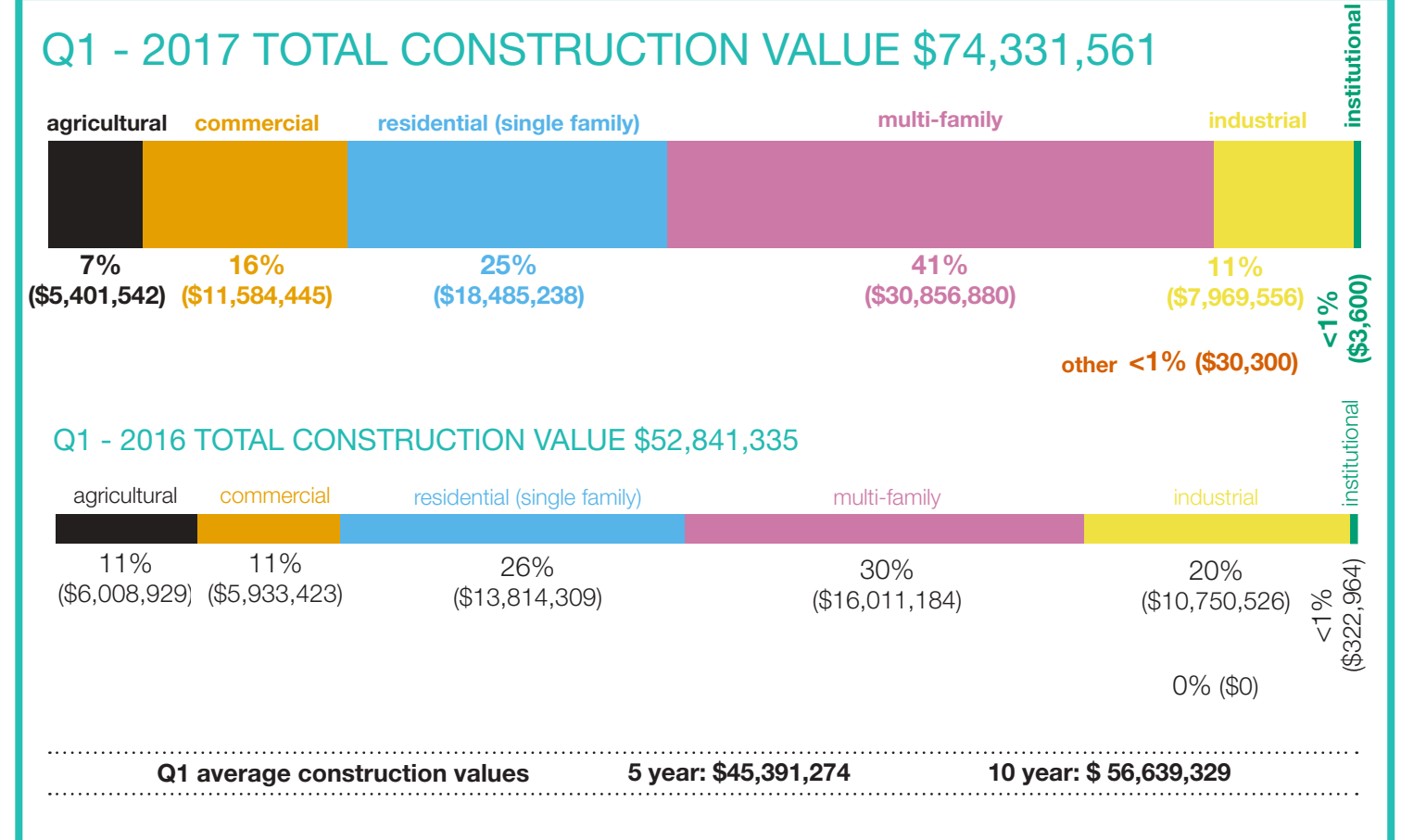
The number of **industrial** building permits in Q1 2017 decreased by 11 compared to Q1 2016, and the construction value decreased by \$2.8 million (26%). Notable projects include the Structurecraft manufacturing building on Foy Street (\$3.0 million), and a warehouse on Marshall Road (\$1.8 million).

Institutional building permits decreased by 3 from Q1 2016 to Q1 2017, and the construction value decreased by \$0.3 million (99%).



Issued Building Permits

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



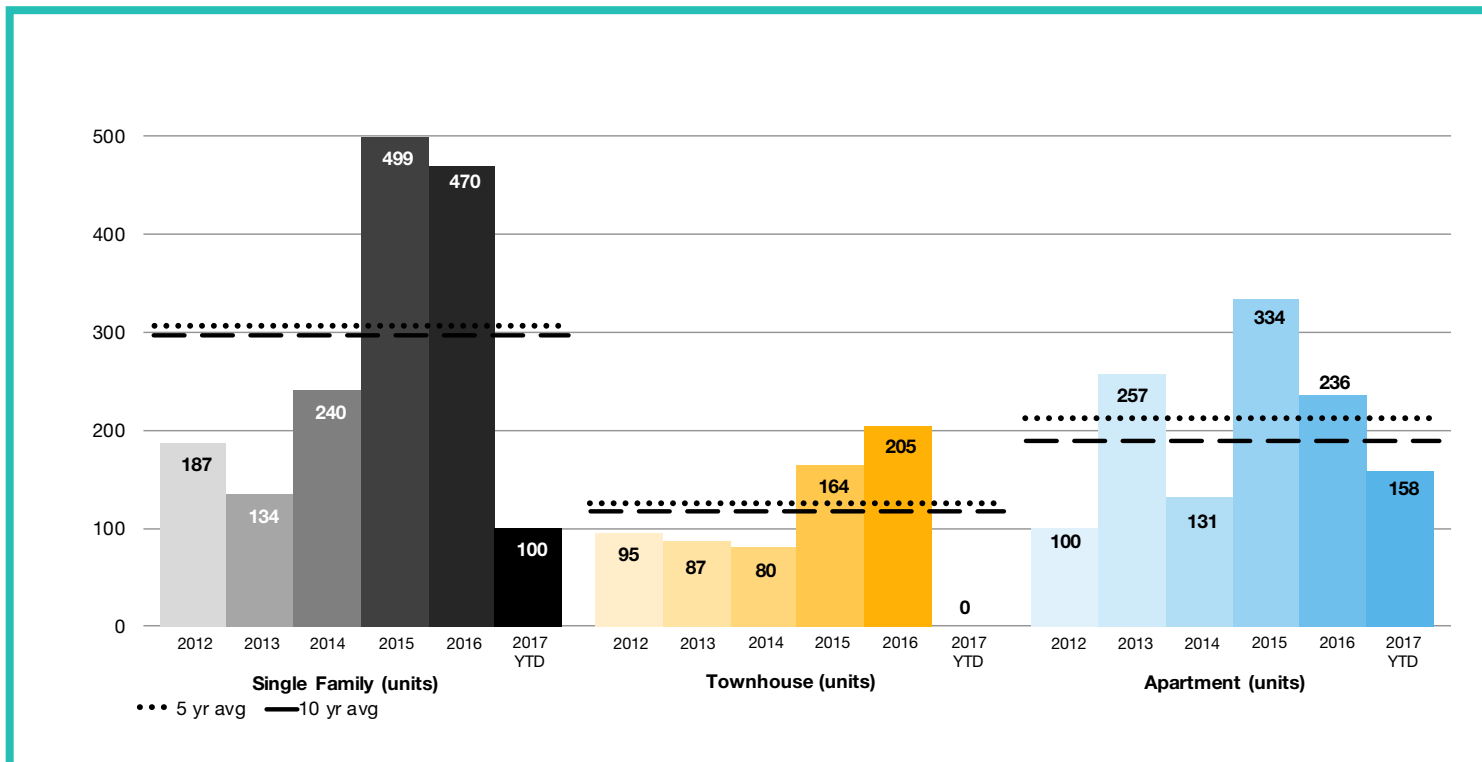
Number of Building Inspections





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 100 new single family dwelling units in Q1 (this includes secondary suites and coach houses). The 5 year average is 306 dwelling units and the 10 year average is 296 dwellings units.

Townhouses:

There were no new townhouse building permits issued in Q1 2017. With 574 townhouse units in-stream in development

applications, staff expect an increase in permits in subsequent quarters. The 5 year average is 126 units and the 10 year average is 117.

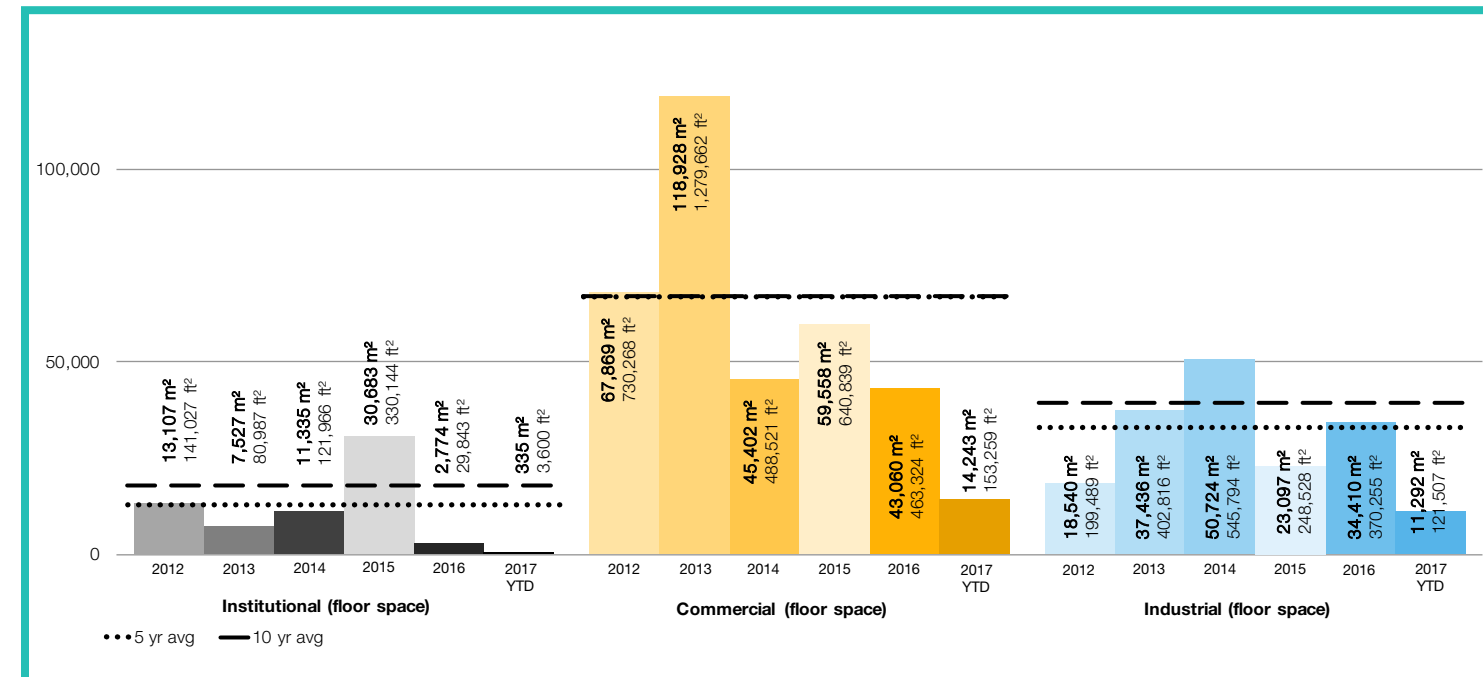
Apartment:

There were 158 new apartment units issued building permits in this quarter. The 5 year average is 212 units; and, the 10 year average is 190 units.



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:

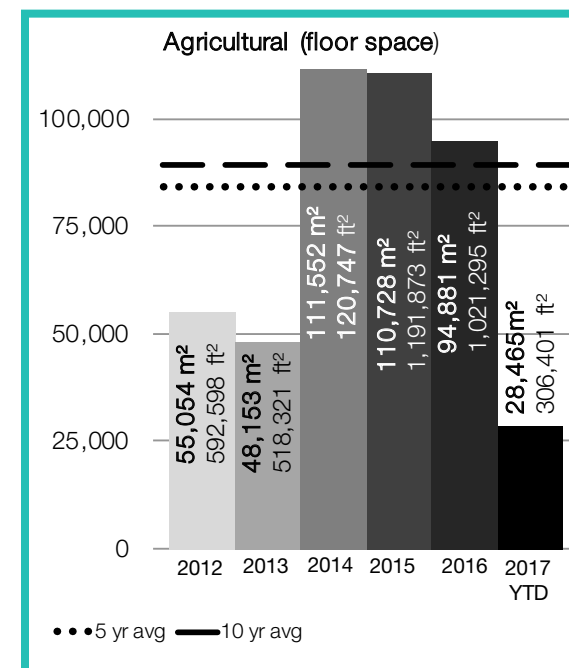
There were 4 institutional permits issued in Q1 2017 for 335 m² of new and improvement construction/floor space.

Industrial:

There were 31 permits issued for a total of 11,292 m² floor space in Q1 2017.

Commercial:

In Q1 2017, 90 building permits were issued for 14,243 m² of new and improvement construction/floor space.



Agricultural:

There were 30 building permits issued and 28,465 m² of agricultural construction in Q1 2017.

The types of construction permits issued included barns, greenhouses, machine sheds and agri-commercial buildings. The 5 year average is 84,073 m² and the 10 year average is 89,391 m².



Issued Building Permits

Map of Issued Building Permits by Quarter (New Construction)

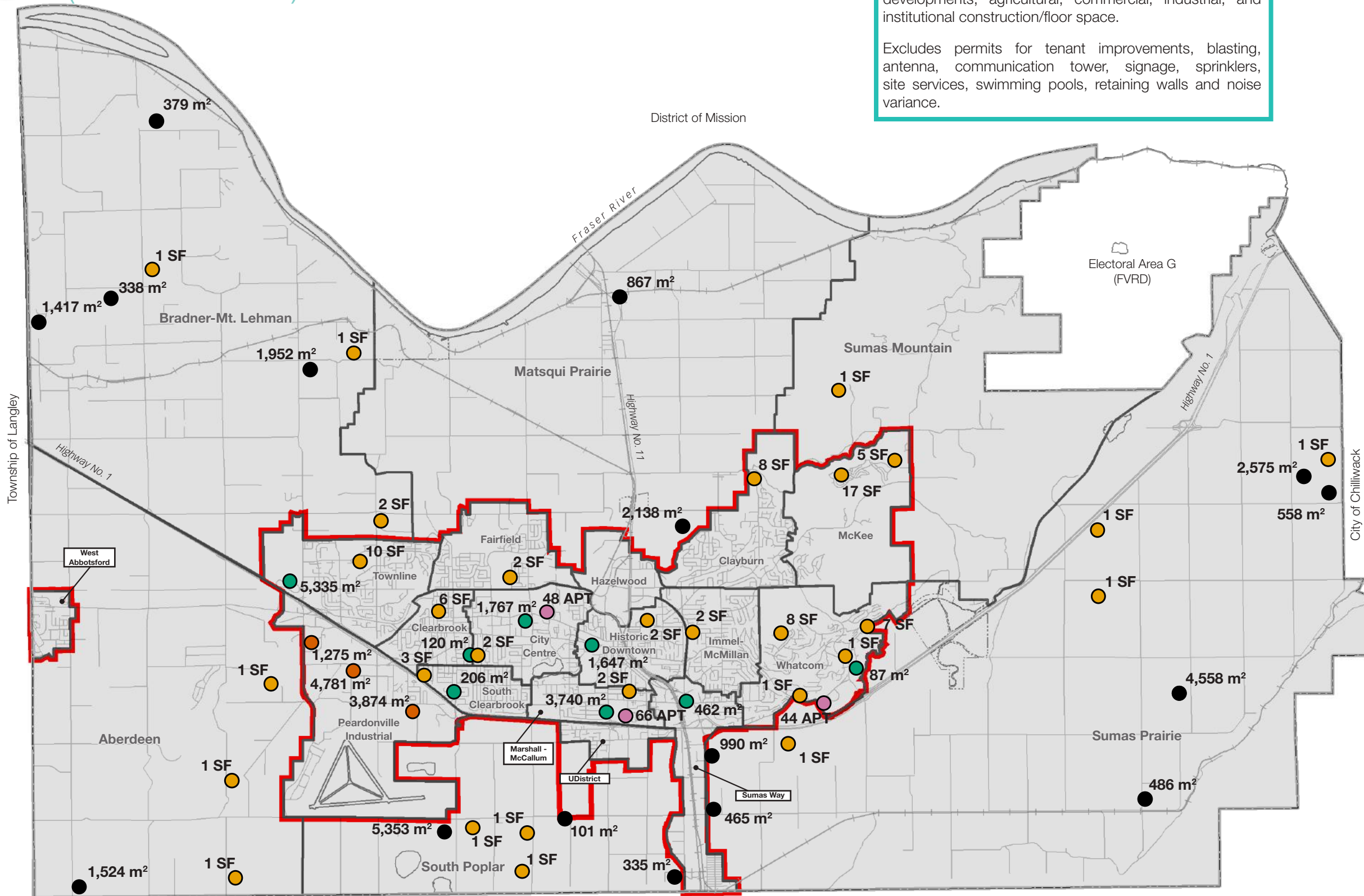
Building permit applications for new construction (with a construction value of \$50,000 and greater) approved in the first quarter of 2017. Includes **new** single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional construction/floor space.

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

Q1 2017 - Building Permit Type (units/floor space of new construction)

- Agricultural (24,036 m²)
- Single Family - SF (91 dwellings)
- Townhouses - TH (0 units)
- Apartments - APT (158 units)
- Institutional (0 m²)
- Commercial (13,364 m²)
- Industrial (9,840 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.



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