

# 2017 SECOND QUARTER REPORT

Planning & Development Services



APRIL - JUNE 2017





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Cover image of proposed Parkview Apartments on Parkview Street.  
Image by: Barnett Dembek Architects Inc.



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](http://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) 2017 Second 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 second quarter of 2017, and growth and development activity. The main initiatives for Q2 2017 were Stage 2 of AgRefresh, Stage 2 & 3 of the Industrial Land Supply Study, and Stage 1 for both the City Centre and Historic Downtown Neighbourhood Plans. Staff coordinated 130 Development Inquiry Meetings, received 56 development applications, issued 430 building permits, and completed 3,266 building inspections.

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

For more information: [www.abbotsford.ca/stats](http://www.abbotsford.ca/stats)

# Application Process

	<p><b>1. INQUIRY</b></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><b>2. SUBMISSION &amp; REVIEW</b></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><b>3. APPROVAL &amp; ISSUANCE</b></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><b>4. CONSTRUCTION</b></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 Q2, staff coordinated a record 130 Development Inquiry Meetings (DIM), which greatly exceeds the Q2 2016 number (93), and the 82 DIMs during Q1 2017. 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 68% of all inquiries (88) included rezoning and/or subdivision of property to accommodate residential development in both single and multi-family style developments. Inquiries related to commercial (10) and industrial (11) represented an additional 16% of total inquiries. Inquiries related to agricultural land (11) represented 8% of DIMs hosted this quarter. Mixed use developments (9) represented 7% of inquiries. There was 1 institutional inquiry.





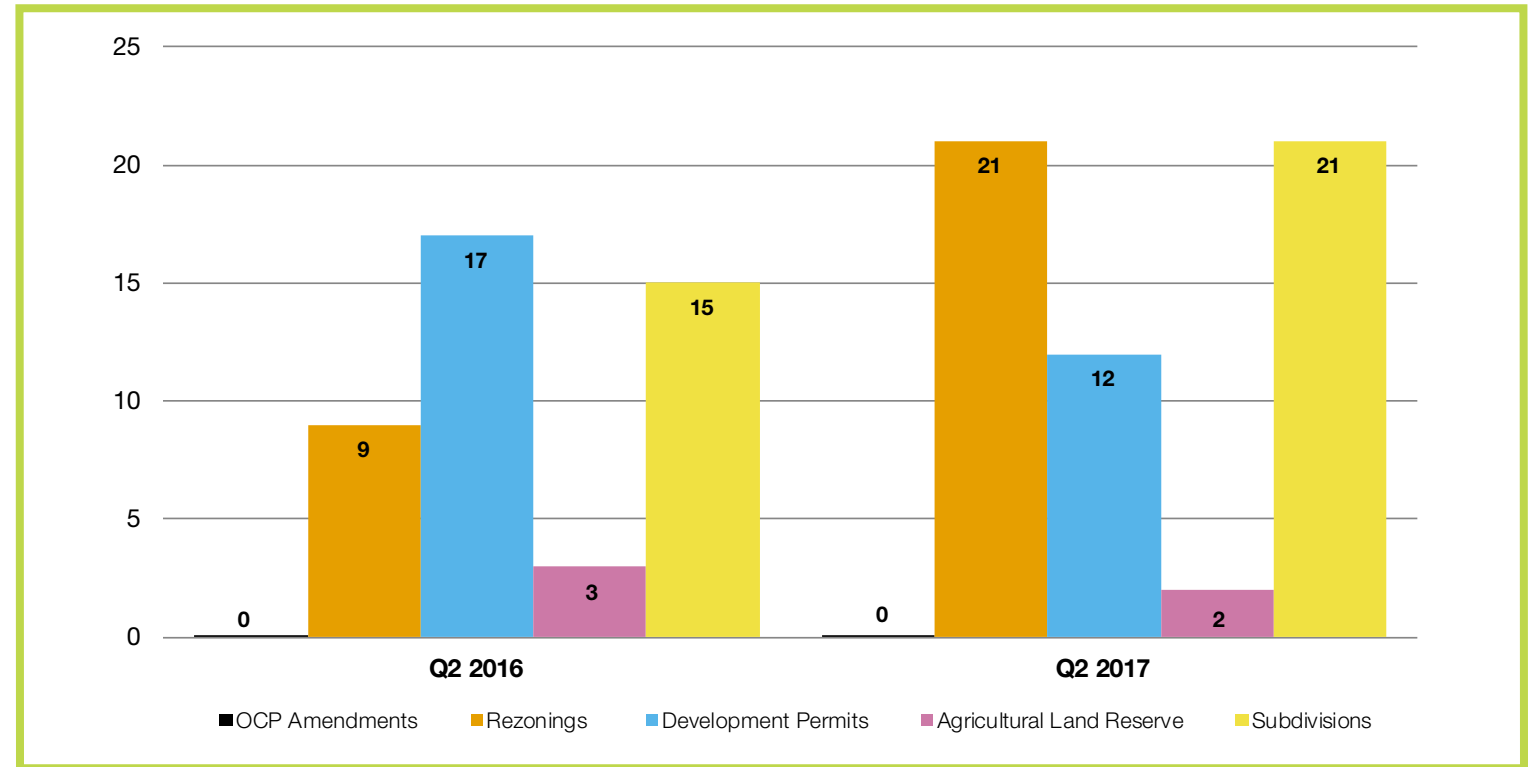


# Land Development Applications Received

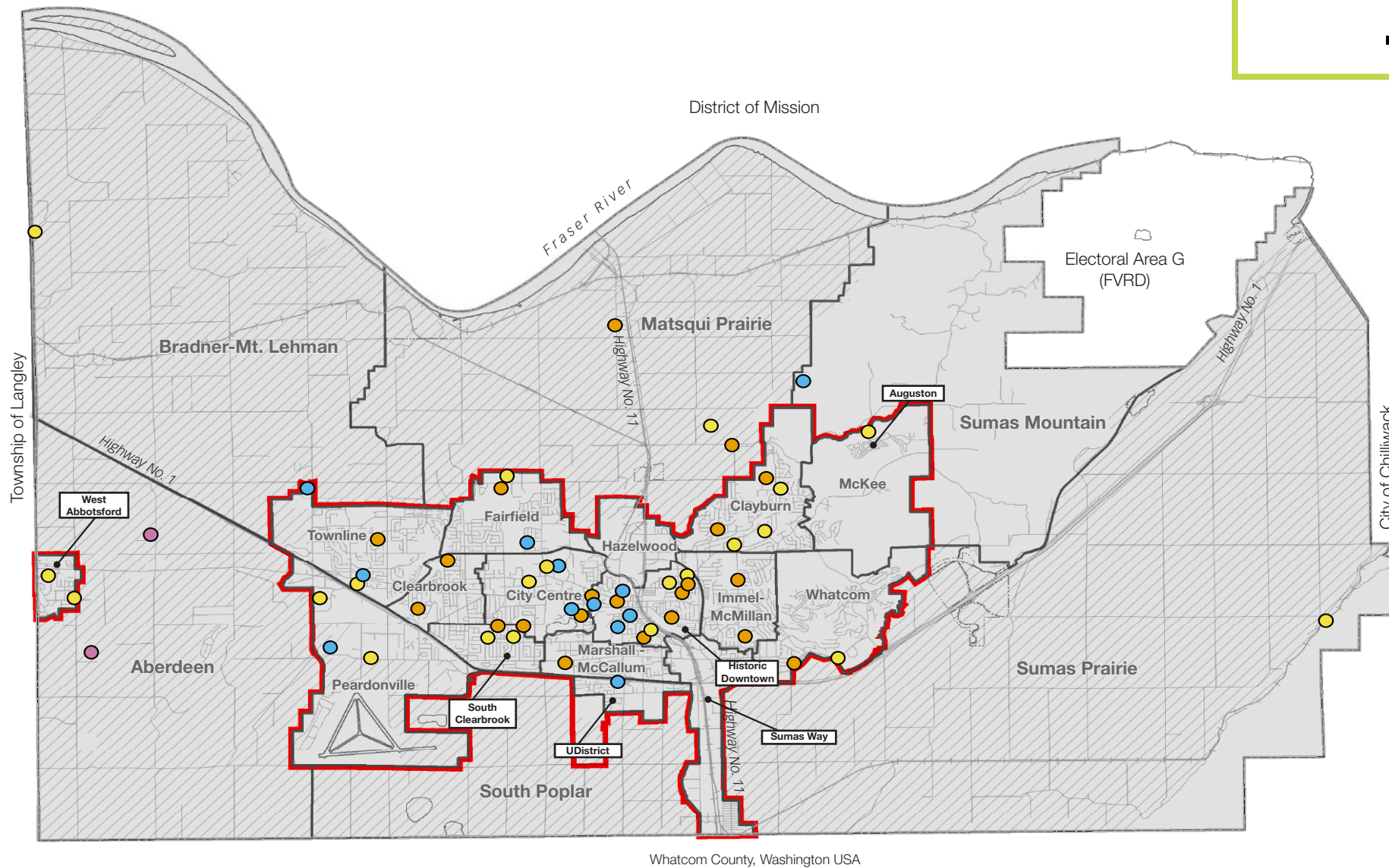
The total number of all development applications received in Q2 2017 is 56, compared to 44 in Q2 2016. Compared to Q2 2016, applications increased for rezonings by 12, and for subdivisions by 6. Applications received decreased for Development Permit applications by 5 and Agriculture Land Reserve applications by 1 between Q2 2016 and Q2 2017.

Q2 2016  
total:  
**44**

Q2 2017  
total:  
**56**



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.



## Q2 2017 - Application Type (number of applications)

- OCP Amendments - 0
- Rezonings - 21
- Development Permits - 12
- Agricultural Land Reserve - 2
- Subdivisions - 21
- ▭ 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 551 single family lots are in-stream with 356 under review (UR) and 195 approved in principle (AIP). Of these, 96% (527 lots) are within the Urban Development Boundary (UDB).
- Notable projects include:
  - Several subdivision applications in Whatcom (Eagle Mountain) with a total 169 new lots under review
  - 94 new lots in Auguston

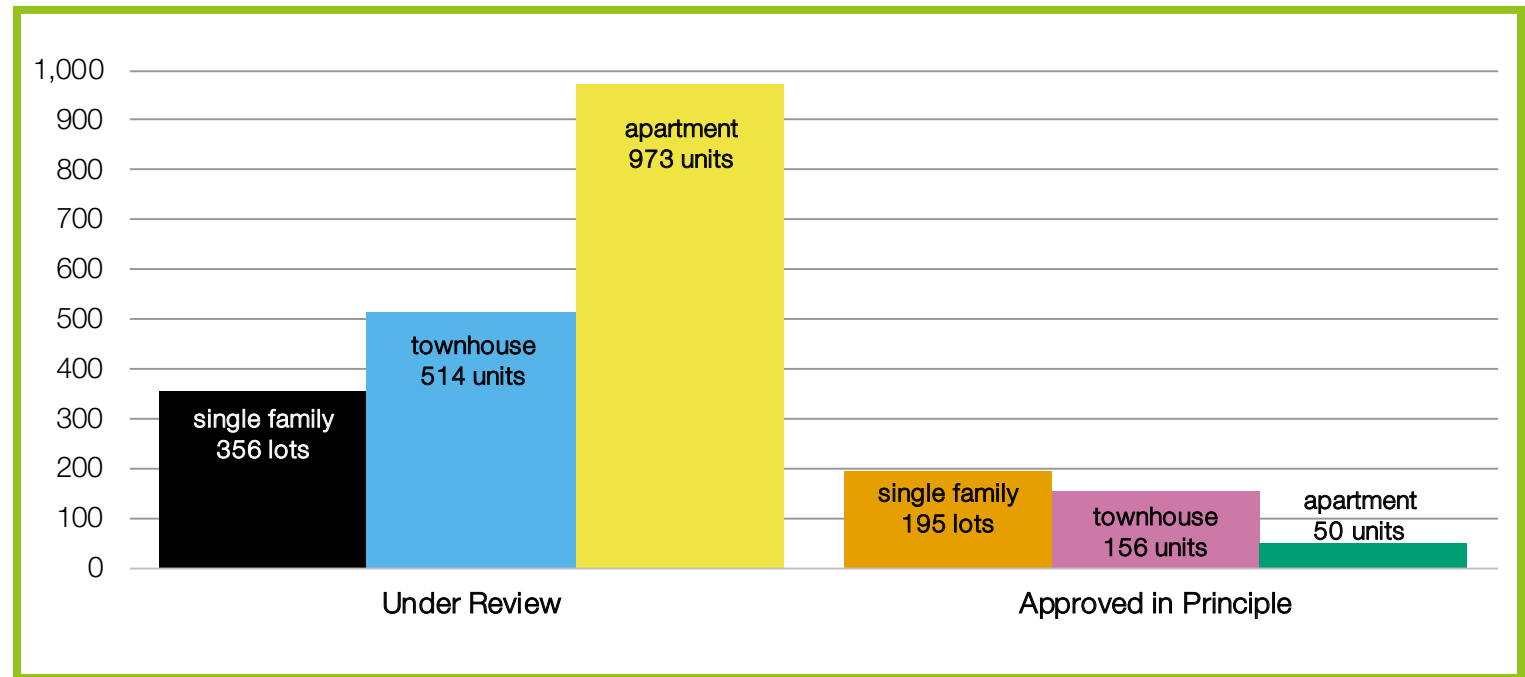
### Townhouse:

- A total of 670 townhouse units are in-stream with 514 UR and 156 AIP.
- Notable projects include:
  - 190 units on the south side of Marshall Road (Whatcom)
  - 171 units on Livingston Avenue (Townline)
  - 84 units in a combination of stacked and detached townhouses on Lower Sumas Mountain Road (Whatcom)

- 75 units on McCallum Road on the Towne Cinema site (In combination with 140 apartment units) in the UDistrict

### Apartment:

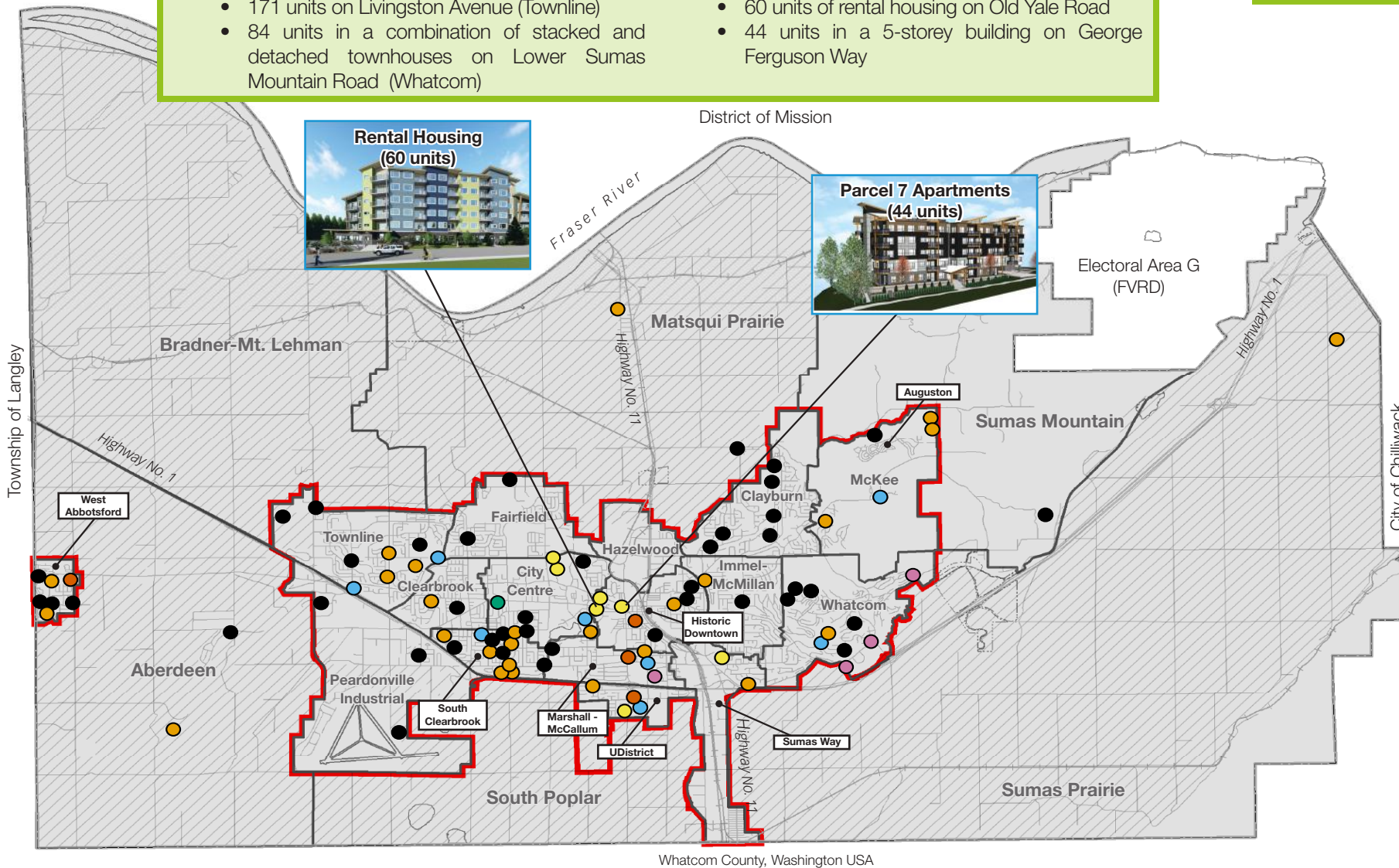
- A total of 1,023 apartment units are in-stream with 973 UR and 50 AIP.
- Notable projects:
  - 210 unit mixed-use development at King Road and the King Connector in the UDistrict
  - 142 units in 2 six-storey buildings on Gladwin Road.
  - 140 units on McCallum Road at the Towne Cinema site (in combination with 75 townhouse units)
  - 72 units in the Maclure Road Apartments development
  - 60 units of rental housing on Old Yale Road
  - 44 units in a 5-storey building on George Ferguson Way



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

There is a total of 2,244 in-stream residential lots/units - 75% multi-family and 25% single family.

Mixed use applications include 364 apartment units under review and 0 apartment units approved in principle, along with a commercial component (see pages 10-11). This represents 36% of all apartment units in-stream.



### Q2 2017 - Application Type (number of applications)

- Single Family UR (Under Review) - 42
- Single Family AIP (Approved in Principle) - 26
- Townhouse UR - 8
- Townhouse AIP - 4
- Apartment UR - 7
- Apartment AIP - 1
- Mixed Use UR - 4
- Mixed Use AIP - 0
- ▭ 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:

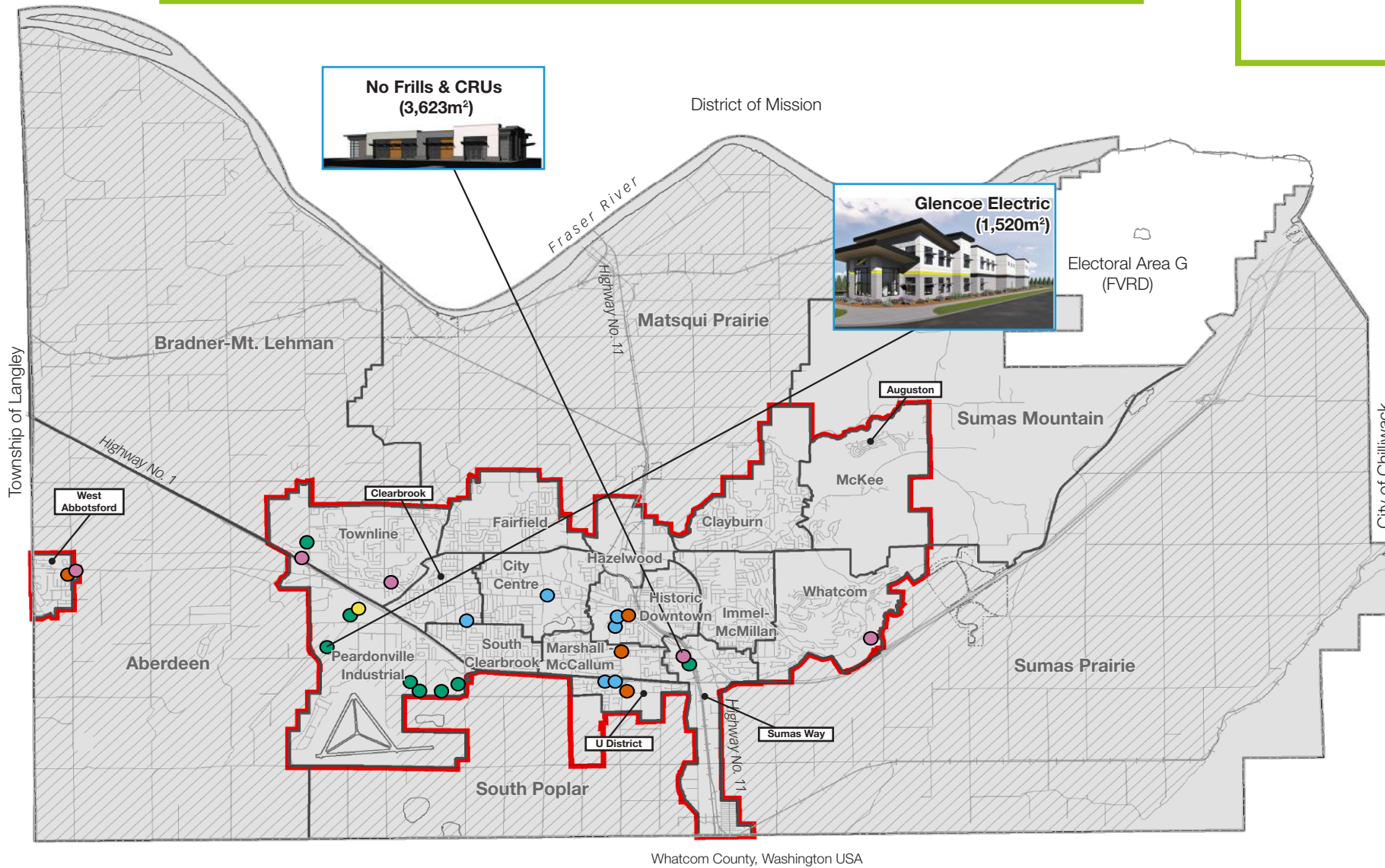
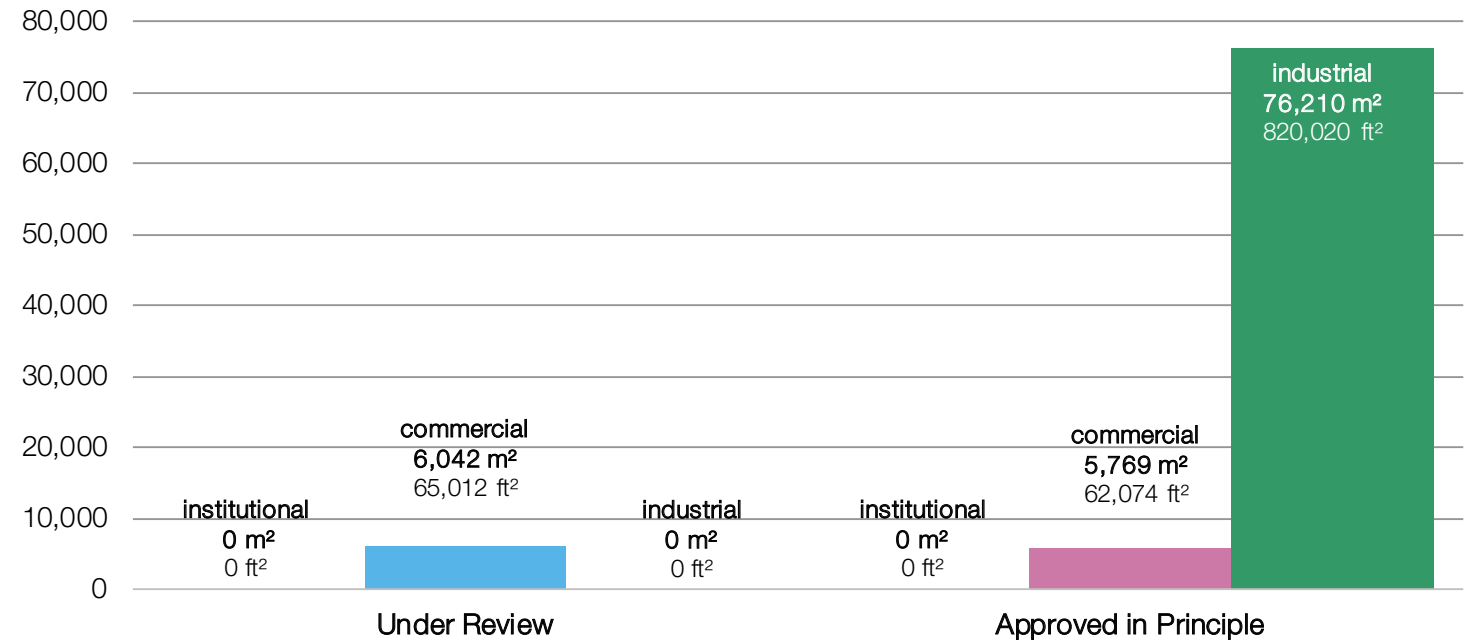
- No institutional applications were under review (UR) or Approved in Principle (AIP) in the second quarter.

### Commercial:

- A total of 11,811 m<sup>2</sup> of commercial floor space is in-stream with 6,042 m<sup>2</sup> UR and 5,769 m<sup>2</sup> AIP.
- Notable projects include:
  - New "Wendy's" development (176 m<sup>2</sup>)
  - New Tim Horton's with double drive thru on Clearbrook Road (94 m<sup>2</sup>)
  - 4-storey development with 7 retail and 11 office units on Mayfair Avenue (2,625 m<sup>2</sup>)
  - "No Frills" development (3,623 m<sup>2</sup>)

### Industrial:

- A total of 76,210 m<sup>2</sup> of industrial floor space is in-stream with all AIP. There was no industrial floor space UR, but new applications were received the first week of Q3, and existing applications moved to AIP the week prior to Q2.
- Notable projects include:
  - A manufacturing and distribution facility for Mayne Coatings (34,868 m<sup>2</sup>) in the Clearbrook industrial area
  - A processing and storage facility (4,348 m<sup>2</sup>) south of Marshall Road on Riverside Road.
  - New "Glencoe Electric" warehouse and office (1,520 m<sup>2</sup>)



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 88,021 m<sup>2</sup> in-stream ICI floor space - 87% in the form of industrial floor space and 13% commercial.

Mixed use applications include 5,351 m<sup>2</sup> of commercial floor space under review and approved in principle along with an apartment component (see pages 8-9). This represents 45% of all commercial floor space in-stream.

### Q2 2017 - Application Type (number of applications)

- Institutional UR (Under Review) - 0
- Institutional AIP (Approved in Principle) - 0
- Commercial UR - 6
- Commercial AIP - 5
- Industrial UR - 1
- Industrial AIP - 8
- Mixed Use UR - 4
- Mixed Use AIP - 0
- ▭ 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 3 single family lots approved in Q2 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 (551 lots), an increase in the number of approved lots is expected in subsequent quarters.

### Townhouse:

There were 142 townhouse units approved in Q2 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 (670), the 5 year average will be exceeded by the end of the year. The 10 year average was surpassed this quarter.

### Notable projects include:

- A Gramercy Development in West Abbotsford (115 units)
- McKee Road townhouses (27 units)

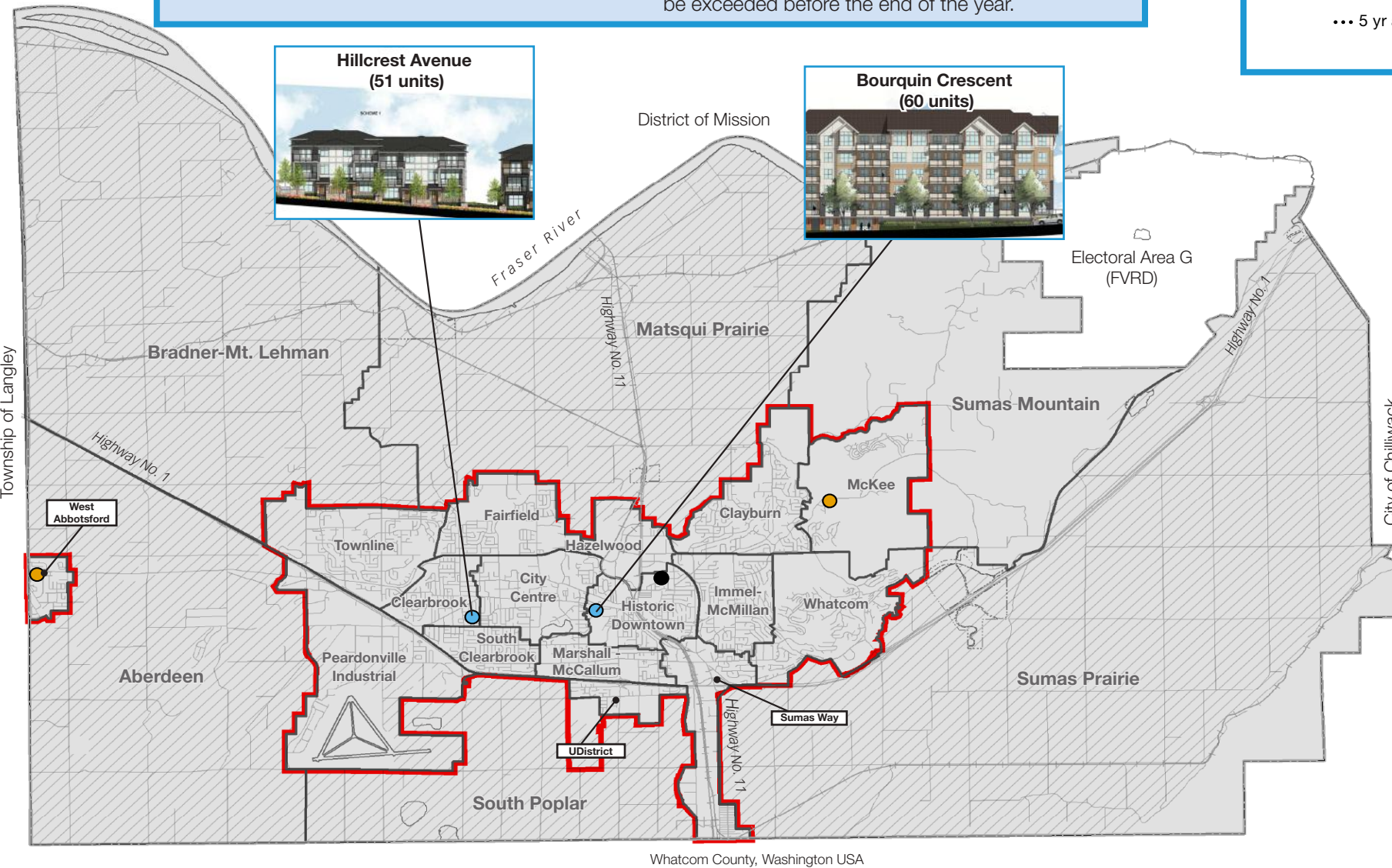
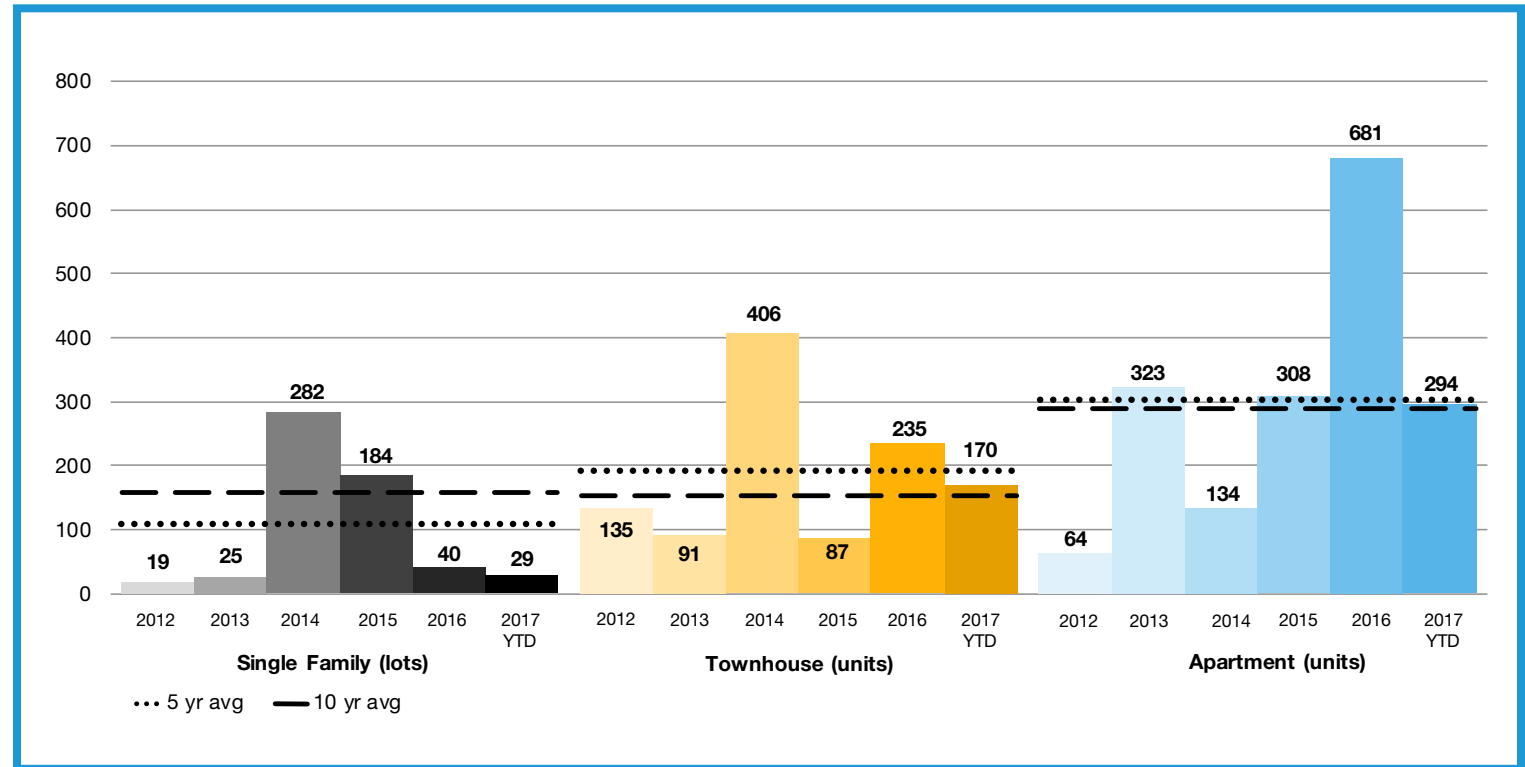
### Apartment:

111 apartment units were approved in Q2 with no units in mixed-use developments.

### Notable projects include:

- A 5-storey apartment building on Bourquin Crescent (60 units)
- A 4-storey rental apartment building on Hillcrest Avenue (51 units)

The 5 year average for approved apartment units is 302 units, while the 10 year average is 289 units. With 1,023 units in-stream, both averages are expected to be exceeded before the end of the year.



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

There were 142 townhouse units and 175 apartment units approved in Q2 2017. Multi-family housing made up 99% of the approved residential units this quarter.

The OCP targets 75% of growth in existing urban areas and 25% in the New Neighbourhoods. For 2017 so far, 91% of units/lots in approved residential applications are in existing urban areas and 9% are in the New Neighbourhoods.

### Q2 2017 - Application Type (lots/units)

- Single Family (3 lots)
- Townhouse (142 units)
- Apartment (111 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:

The Life Recovery Centre application on Braeside Street accounted for all 1,045 m<sup>2</sup> of approved institutional in Q2 2017. There are no institutional application in-streams.

### Commercial:

No commercial floor space was approved in Q2 2017. There is 11,811 m<sup>2</sup> in-stream.

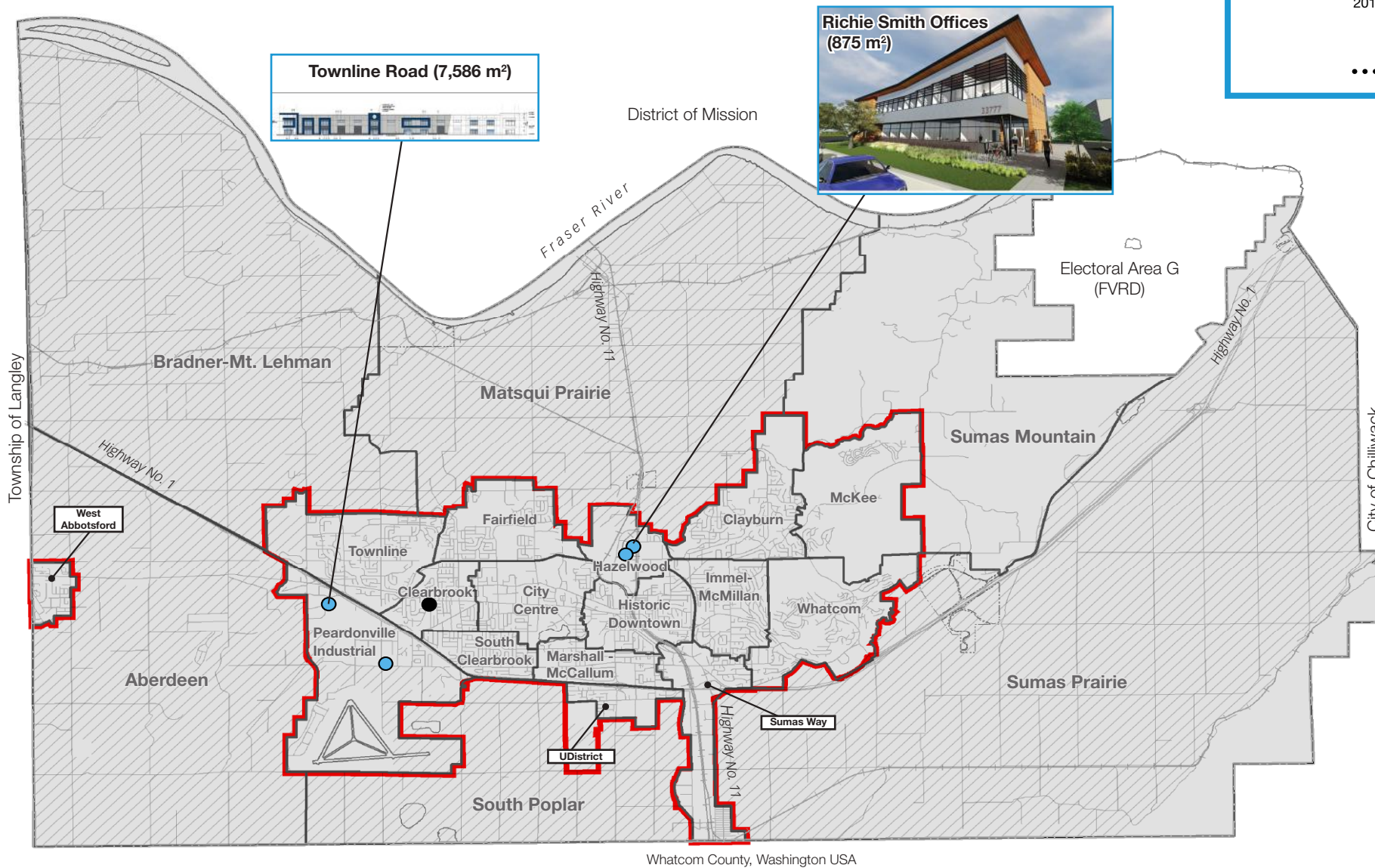
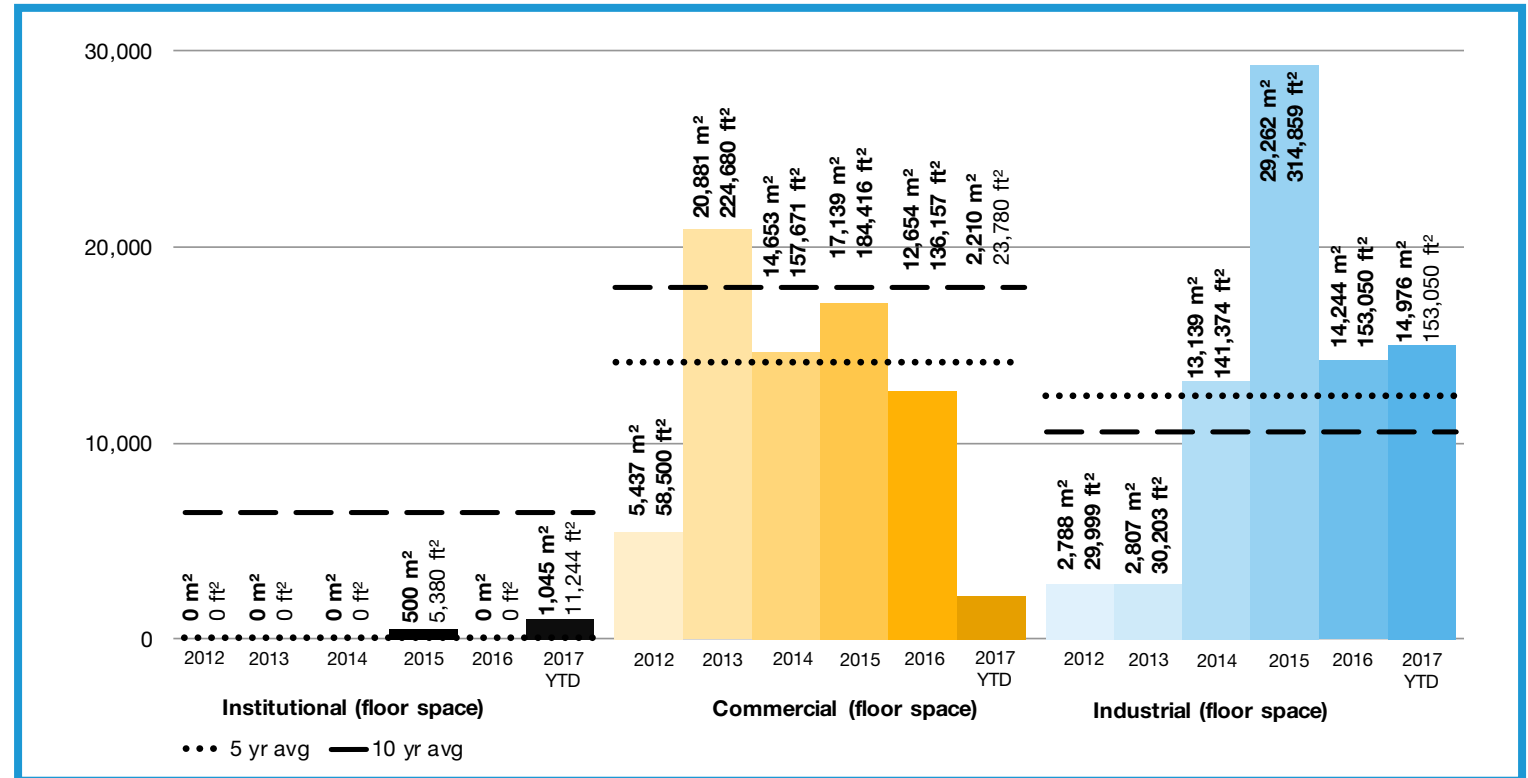
### Industrial:

There was a total of 10,554 m<sup>2</sup> of industrial floor space approved in Q2 2017.

### Notable projects include:

- A multi-tenant industrial building on Townline Road (7,586 m<sup>2</sup>)
- Extension of existing industrial building on Progressive Way (1,959 m<sup>2</sup>)
- Richie Smith Offices on Enterprise Avenue (875 m<sup>2</sup>)

The 5 year average is 12,444 m<sup>2</sup> and the 10 year average 10,568 m<sup>2</sup> for approved industrial floor space. This quarter surpassed both averages. The 2017 total so far has exceeded the previous year. There is another 76,210 m<sup>2</sup> in-stream.



Approved ICI applications in the second 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 11,599 m<sup>2</sup> of ICI floor space approved, with 9% in the form of institutional, none in the form of commercial, and 91% industrial.

There were no mixed use application approved in Q2 2017. With four mixed use applications in progress, staff anticipate more approvals in subsequent quarters.

### Q2 2017 - Application Type (floor space)

- Institutional (1,045 m<sup>2</sup>)
- Commercial (0 m<sup>2</sup>)
- Industrial (10,554 m<sup>2</sup>)
- Mixed Use (0 m<sup>2</sup>)
- ▭ 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)

Q2 - 2017	Q2 - 2016
<b>430</b> total issued building permits	<b>437</b>
<b>40</b> agricultural	<b>57</b>
<b>100</b> commercial	<b>104</b>
<b>191</b> residential (single family)	<b>199</b>
<b>42</b> multi-family	<b>35</b>
<b>38</b> industrial	<b>28</b>
<b>11</b> institutional	<b>11</b>
<b>8</b>	<b>3</b>

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 Q2 2017 decreased compared to Q2 2016. However, there was a significant increase in total construction value. Between Q2 2016 and Q2 2017, there was a 2% decrease in the number of issued building permits, but a 163% (\$97.5 million) increase in construction value. The Q2 2017 construction value is 171% higher than the 5 year, and 120% higher than the 10 year, average construction values. This increase can mostly be attributed to the Mahogany development (\$51.0 million).

**Agricultural** building permits decreased by 17. The overall construction value increased by \$11.7 million (70%) from Q2 2016 to Q2 2017. The highest valued projects both included greenhouses on Bell Road (\$7.0 million), and on Ross Road (\$3.8 million).

The number of **commercial** building permits decreased by 4 from Q2 2016, and their overall construction value decreased by \$3.1 million (32%). Notable projects include offices on South Fraser Way (\$1.7 million), and a restaurant on Gladys Avenue (\$0.9 million).

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

by 8 in Q2 2017 compared to Q2 2016. Overall construction value decreased by \$0.9 million (5%). The largest clusters of approved single family building permits can be found in Mckee, Whatcom and Townline.

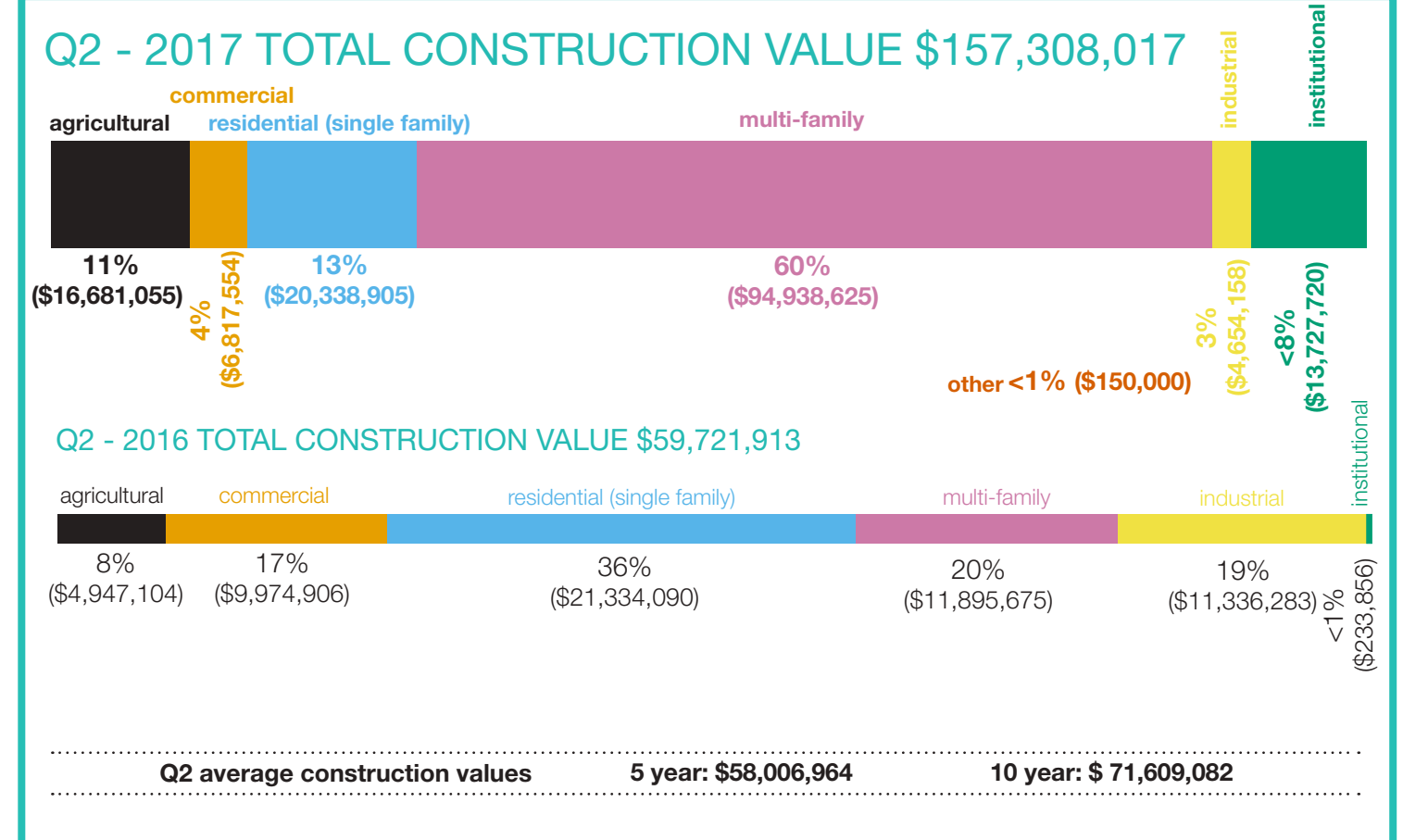
The number of **multi-family** building permits increased by 7 from Q2 2016 to Q2 2017, and the construction value greatly increased by \$83.0 million (698%). Notable permits include three separate apartment developments: Mahogany (151 units) for \$51.0 million, mixed use on McCallum Road in the UDistrict (94 units) for \$13.2 million, and on Mayfair Avenue (50 units) for \$9.4 million.

The number of **industrial** building permits in Q2 2017 increased by 10 compared to Q2 2016, but the construction value decreased by \$6.6 million (59%). Notable projects include warehouses on Riverside Road (\$1.7 million) and on Progressive Way (\$1.1 million).

**Institutional** building permits were unchanged at 11 from Q2 2016 to Q2 2017, but the construction value increased significantly from \$0.2 million in Q2 2016 to \$13.7 million in Q2 2017.

# Issued Building Permits

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



## Number of Building Inspections

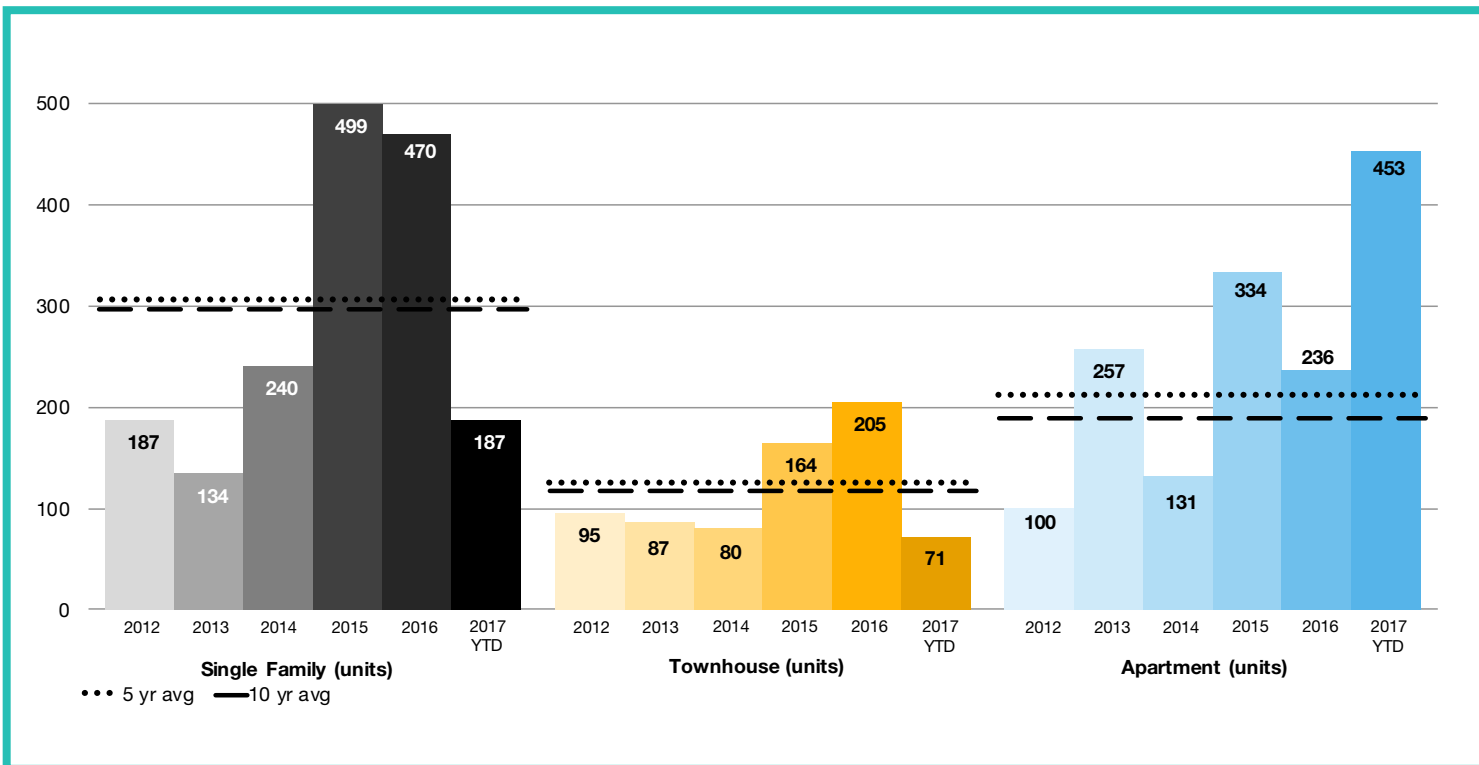






# Issued Residential Building Permits

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 87 new single family dwelling units in Q2 (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 71 new townhouse building permits issued in Q2 2017. With 670 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.

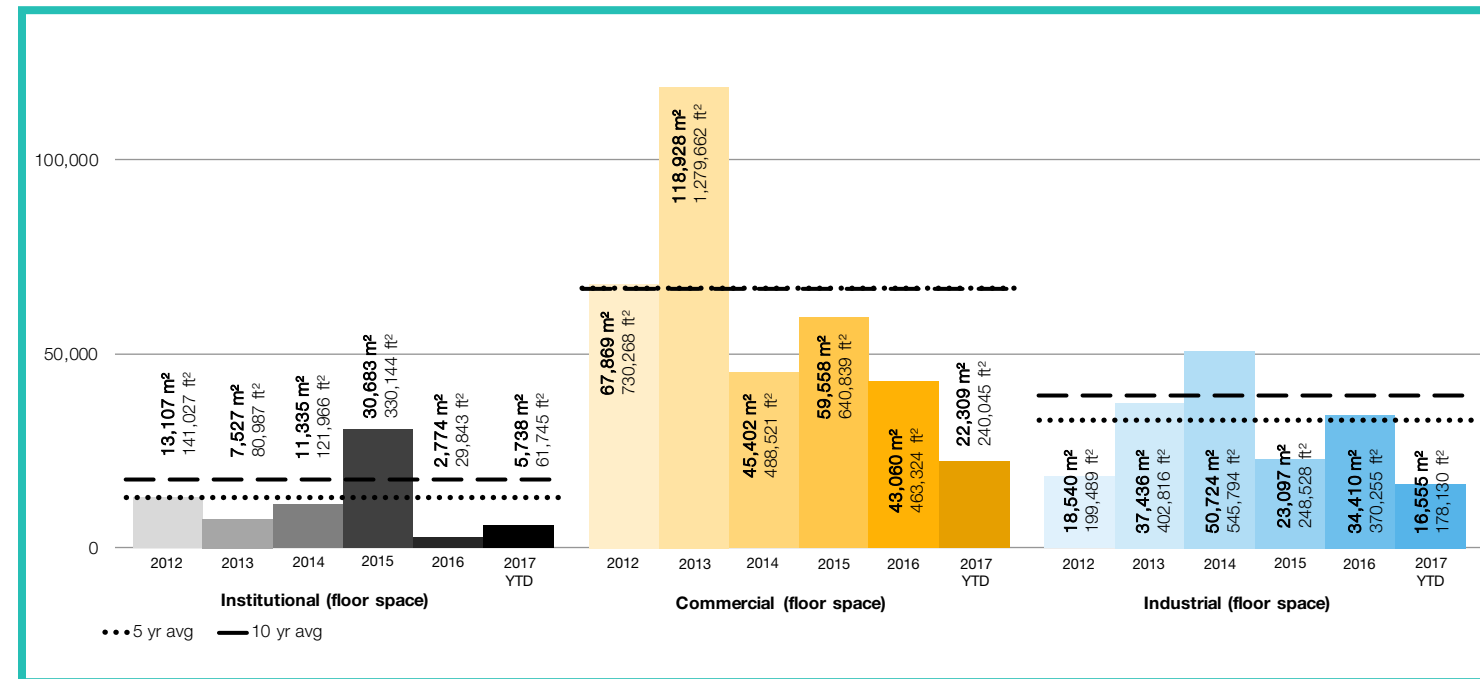
### Apartment:

There were 295 new apartment building permits issued in this quarter. With 1,023 apartment units in-stream in development applications, staff expect an increase in permits in subsequent quarters. 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:

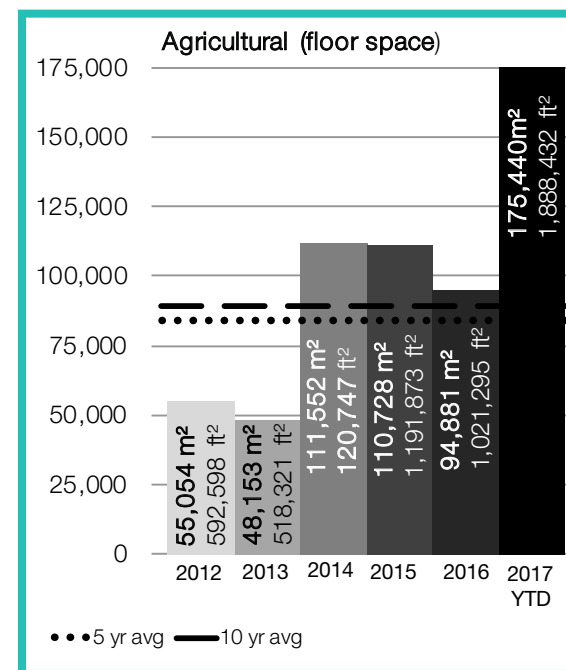
There were 11 institutional permits issued in Q2 2017 for 5,404 m² of new and improvement construction/floor space.

### Industrial:

There were 38 permits issued for a total of 5,262 m² floor space in Q2 2017.

### Commercial:

In Q2 2017, 100 building permits were issued for 8,066 m² of new and improvement construction/floor space.



### Agricultural:

There were 40 building permits issued and 147,029 m² of agricultural construction in Q2 2017. Two permits for new greenhouses on Ross Road and Bell Road accounted for 63% of the floor space in permits issued and accounted for the large increase for the quarter

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)

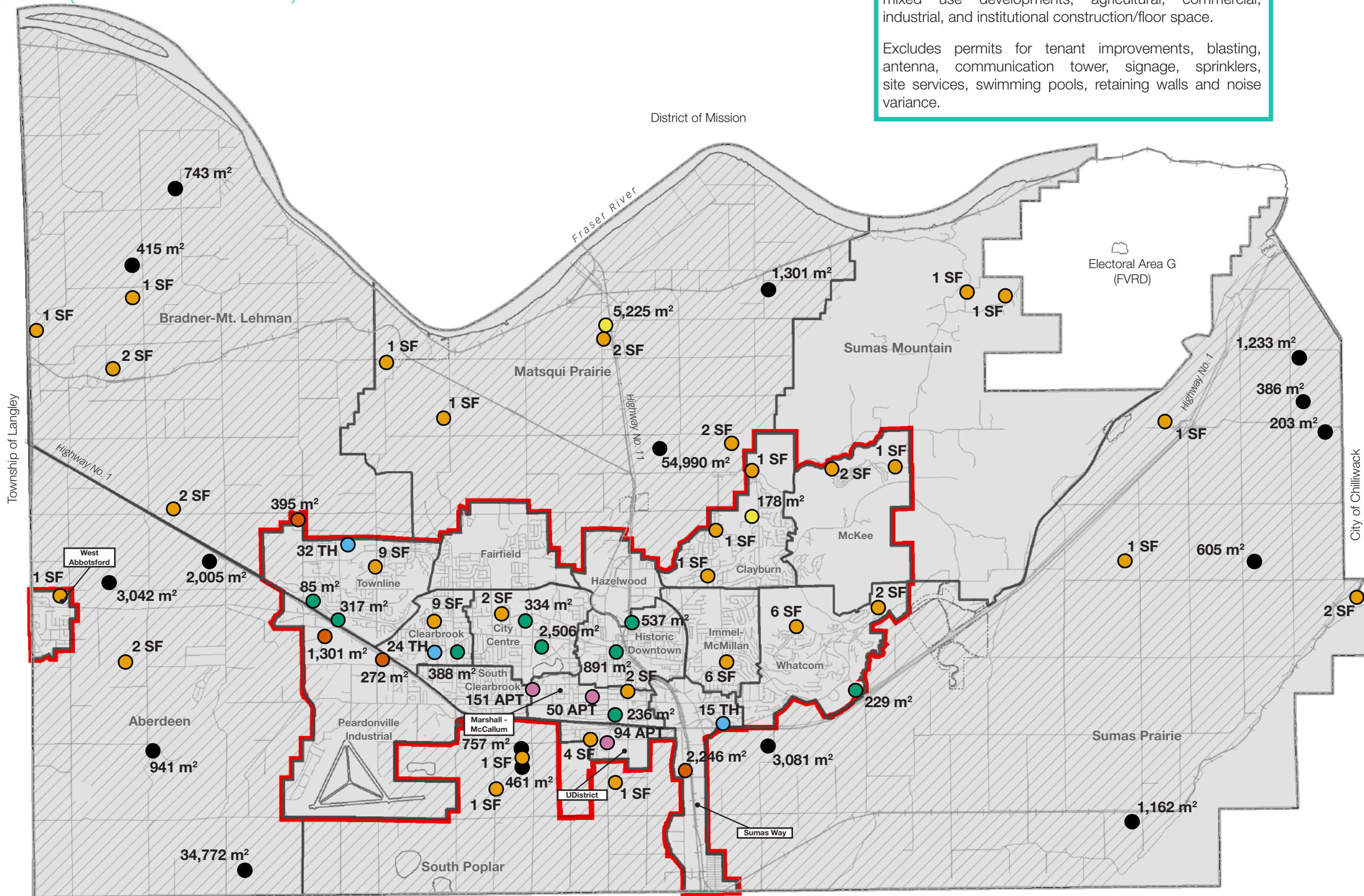
Building permit applications for new construction (with a construction value of \$50,000 and greater) approved in the second quarter of 2017. Includes **new** single family dwellings (including secondary suites and coach houses), mixed use developments, agricultural, commercial, industrial, and institutional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

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

### Q2 2017 - Building Permit Type (units/floor space of new construction)

- Agricultural (106,097 m<sup>2</sup>)
- Single Family - SF (70 dwellings)
- Townhouses - TH (71 units)
- Apartments - APT (295 units)
- Institutional (5,403 m<sup>2</sup>)
- Commercial (5,523 m<sup>2</sup>)
- Industrial (4,214 m<sup>2</sup>)
- ▭ 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





**PLAN 200K** is a city initiative to help bring to life Abbotsford's new Official Community Plan as the city grows towards 200,000 residents.

For the full list of plans, studies, and projects:

☎ 604-864-5510

✉ [Plan200K@abbotsford.ca](mailto:Plan200K@abbotsford.ca)

🌐 <http://www.abbotsford.ca/plan200K>

# Current Initiatives

## AgRefresh

Throughout Spring 2017, AgRefresh Stage 2 involved continued analysis of the background research and community feedback to support the preparation of a draft Stage 2 New Directions Report. This report is an important milestone for AgRefresh, as it will provide the high level framework for developing and discussing specific policies and regulations in Stage 3 - Adopt New Policy.

Work on the New Directions Report was organized under the following overarching themes, and focused on addressing a number (11) of key land use topics important to the future of agriculture in Abbotsford:

**Theme 1:** Support a Thriving Agricultural Sector

**Theme 2:** Respond to a changing Agricultural Sector

**Theme 3:** Manage Non-Agricultural Uses in the ALR.

Throughout April and May, an early draft of the Stage 2 New Directions Report was presented to Council's Agriculture, Drainage, Dyking and Irrigation Committee (ADDIAC), and the Development Advisory Committee (DAC). This input helped refine the New Directions in preparation for presenting the final Stage 2 Report to Council in July.

Once the Stage 2 New Directions Report is received by Council in July, AgRefresh will begin the detailed work of Stage 3 to prepare specific policies and regulations for further community engagement and stakeholder feedback.

For more information, visit: [www.abbotsford.ca/agrefresh](http://www.abbotsford.ca/agrefresh)

## Industrial Land Supply Study

The City of Abbotsford is in the process of completing the Industrial Land Supply Study, a comprehensive planning process to identify opportunities for future industrial growth in the city. The Industrial Land Supply Study provides a clear understanding of Abbotsford's current and potential capacity for industrial growth, building on earlier work undertaken for the 2016 Official Community Plan.

Early in Q2, Council received the Stage 2 Industrial Land Strategy, a strategy to determine which areas to pursue to meet the future demand for approximately 7,700 – 11,200 more industrial jobs, or 140 – 250 additional hectares of industrial land, as Abbotsford grows to 200,000 residents. The study identified Special Study Area A and Special Study Area B as having the highest potential to accommodate new industrial growth to meet local and regional needs. Furthermore, an Agricultural Suitability Assessment considered both agricultural capability and suitability to identify constraints which may affect the cost and complexity of farming in these two areas. An additional level of analysis was completed to understand servicing and traffic impacts of these areas which led to a modification of Special Study Area B.

Special Study Area A and modified Area B were presented to the public and stakeholders for input at two open houses in May 2017. Staff presented a public and stakeholder engagement summary report to Council on June 26, 2017, at which time Council authorized staff to proceed with notification and schedule a Public Hearing pursuant to Section 29 of the Agricultural Land Commission Act.

More information about the project can be found at [http://www.abbotsford.ca/city\\_hall/plan\\_for\\_200K/plan\\_for\\_200K\\_-\\_industrial\\_land\\_supply.htm](http://www.abbotsford.ca/city_hall/plan_for_200K/plan_for_200K_-_industrial_land_supply.htm)

## Historic Downtown Neighbourhood Plan

On May 29 staff presented to Council the Background Research Report. This was the first step in creating the Historic Downtown Neighbourhood Plan that helps support the area continuing to be a complete neighbourhood with diverse uses, destinations and activities. The report contained a comprehensive review of current demographics, land uses, infrastructure, parks and public spaces; a baseline for future planning and design processes; precedents from other places that can help inspire new ideas; and a public engagement strategy for gathering input from the community.

A few key findings from the report include:

- 70% of households are 1 or 2 people
- the business improvement levy has generated \$2.2 million in revenue since 2007
- 20-29 year olds are the most representative age group
- 50% of housing units were built 40 or more years ago
- there is 600,000 ft<sup>2</sup> of retail space, with a projected need of 165,000 ft<sup>2</sup> more in the next 25 to 30 years
- out of 1,000 parking stalls (including all on street some large parking lots), approximately 50-55% is occupied

With the Background Research Report complete, Stage 2 work to develop a preferred concept for the neighbourhood begins with public engagement events to hear what residents and visitors want in their Historic Downtown of the future. These events include conversation boards in a variety of business storefronts, at the Farmers Market and Berryfest. The engagement input will be used to help create a preferred concept for Council in Fall 2017

## City Centre Neighbourhood Plan

On April 10, staff presented to Council a Background Research Report. This was the first step in creating the City Centre Neighbourhood Plan (CCNP) and it examined how the City Centre area functions and looks today with relation to its residents and the greater Abbotsford community. It also set a benchmark to work from as growth begins to transform the neighbourhood.

It identified five key observations:

- Residents live primarily on the outskirts of the neighbourhood
- Residents are older than the average Abbotsfordian
- Most significant retail hub of the city
- Driving is the favoured mode of transportation
- Rich in parks and cultural amenities with few connections between them

With the first stage complete, the planning process has moved into Stage 2, where broad and far-reaching community engagement was conducted throughout the month of June, and a preferred land use concept will be developed.

Community engagement activities included road show events at Taste of Abby, Sevenoaks Shopping Centre, and Rotary Stadium Canada Day celebrations, a speaker night at The Reach, and a MetroQuest online survey. All of the input gathered will help inform a preferred concept which is intended to be presented to Council in the Fall of 2017.





**City of Abbotsford**  
32315 South Fraser Way  
Abbotsford, BC V2T 1W7  
604-853-2281  
[www.abbotsford.ca](http://www.abbotsford.ca)

