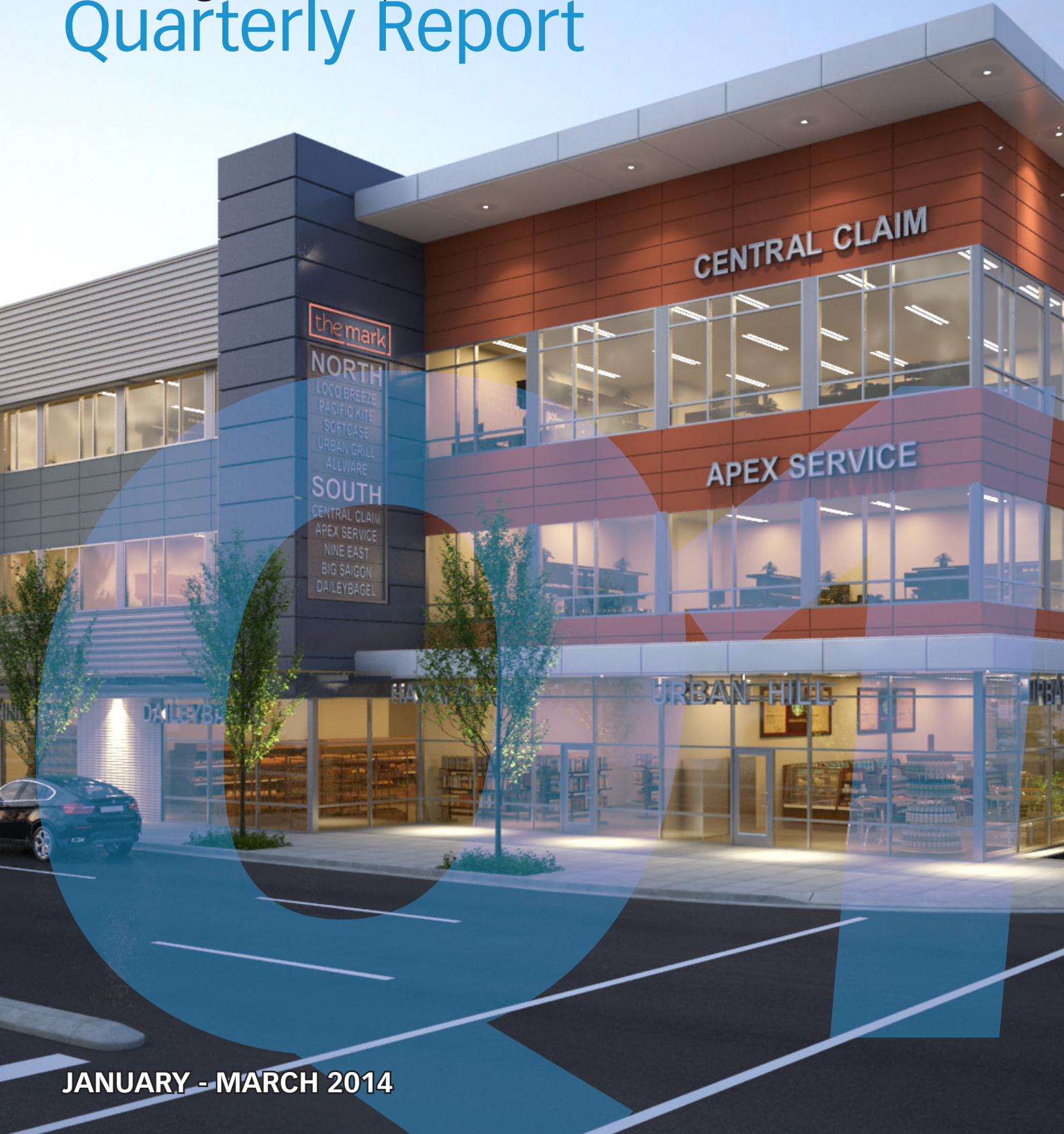




Planning & Development Services
Quarterly Report



JANUARY - MARCH 2014

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The Planning & Development Services Department consists of four main divisions: Community Planning, Development Planning, Development Engineering and Building Permits & Licences.

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. These drawings are reviewed for compliance with the Development Bylaw and other municipal bylaws and policies.

Building Permits & 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.

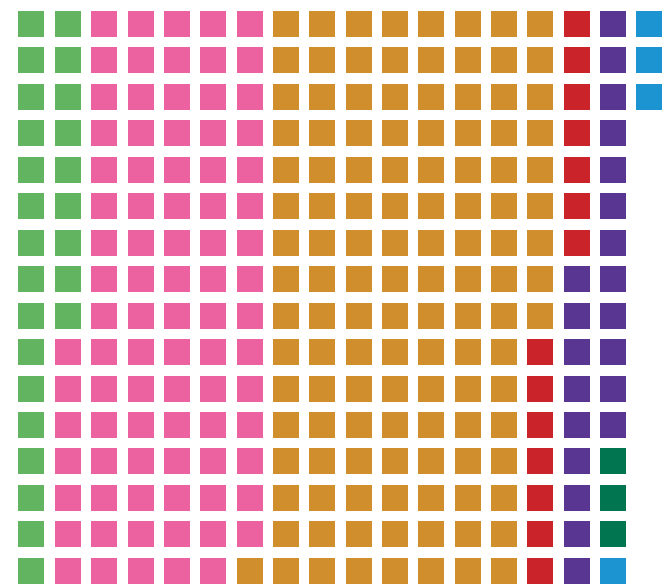
For more information: www.abbotsford.ca/planning



Quarterly Development Indicators

Note: Building permit information was updated August 2014 to reflect reclassification of the permits in the 'other' category

NUMBER OF ISSUED BUILDING PERMITS



| Q1 - 2014 | Q1 - 2013 |
|---|------------|
| 275 total issued building permits | 368 |
| 25 agricultural | 19 |
| 86 commercial | 99 |
| 122 residential (single family) | 179 |
| 14 multi family | 26 |
| 21 industrial | 32 |
| 3 institutional | 8 |
| 4 other | 5 |

Other includes: blasting, antenna, communication tower and noise variance permits
Note: Number of building permits and construction values are subject to change

Although the overall number of building permits is reduced by 25% compared to Q1 2013, the total construction value increased by over \$2 million, and overall construction values remained steady.

The **agricultural** building permits increased by six in Q1 2014, however the total value is equivalent to Q1 2013 (3%).

The number of **commercial** building permits decreased by 13 from Q1 2013, and accounted for 21% of the total value, resulting in a decrease from Q1 2013 (44%). This decrease can be attributed to the High Street development completion.

Although the number of single family **residential** permits decreased by 57 in Q1 2014, the value remained stable with 14% of the total value in Q1 2014 compared to 16% in Q1 2013. This decrease in permit numbers relates to an increase in larger

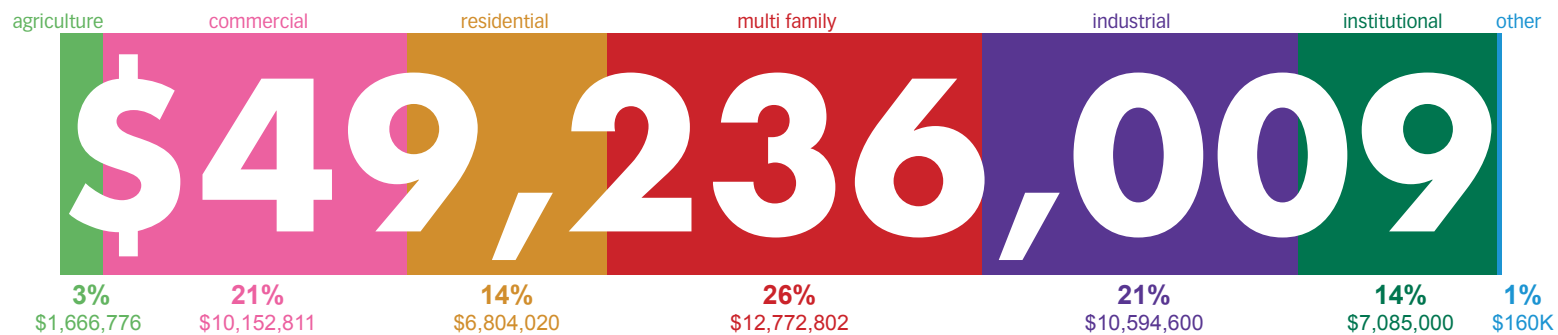
estate and custom homes being built with higher construction values.

While Q1 2014 has approximately half the number of building permits for **multi family** projects compared to Q1 2013, the overall value increased from 22% in Q1 2013 to 26% in Q1 2014. This increase can be attributed to the Waterleaf development with 62 units.

The number of **industrial** building permits in Q1 2014 decreased by 11, yet it accounted for 21% of the total value, compared to 3% in Q1 2013. This increase can be attributed to the Braber Equipment development.

The number of **institutional** building permits in Q1 2014 decreased by five compared to Q1 2013, however the total value increased from 11% in Q1 2013 to 14% in Q1 2014.

VALUE OF ISSUED BUILDING PERMITS Q1 - 2014



Q1 - 2013 TOTAL VALUE \$47,153,019

| Category | Q1 - 2013 Value | Q1 - 2013 % |
|---------------|-----------------|-------------|
| agriculture | \$1,541,152 | 3% |
| commercial | \$20,954,927 | 44% |
| residential | \$7,479,680 | 16% |
| multi family | \$10,198,810 | 22% |
| industrial | \$1,488,850 | 3% |
| institutional | \$5,257,100 | 11% |
| other | \$232,500 | 1% |

FIRST QUARTER 2014
Planning & Development Services

NUMBER OF BUILDING INSPECTIONS

Q1 2014 building inspection numbers remain consistent with past first quarters.

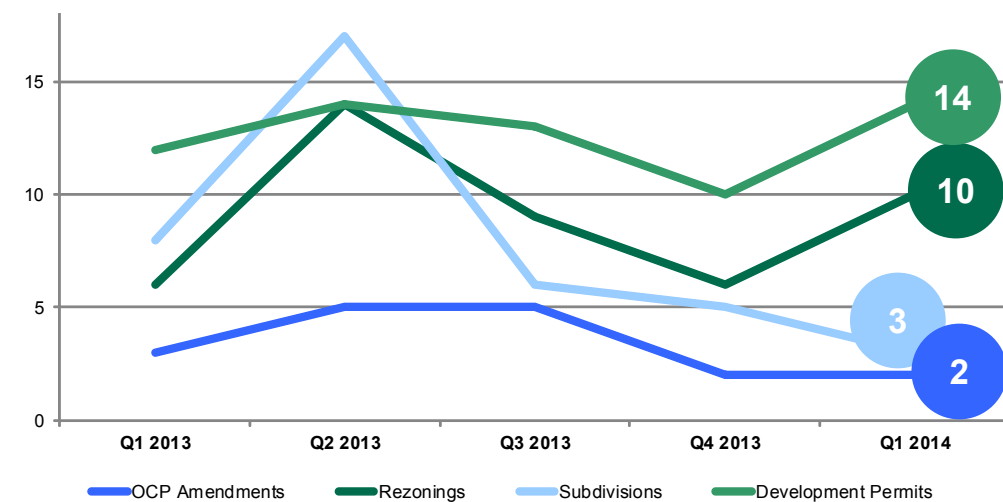


DEVELOPMENT APPLICATIONS

In 2013, the Planning & Development Services (PDS) Department updated and streamlined the development inquiry process and moved it to an online meeting request structure which enhanced customer service (available 24/7) and created a more accountable system. In addition, the online system has allowed PDS to begin tracking the number of meetings each quarter in order to give an early indication of the potential application activity that may result in the future.



LAND DEVELOPMENT APPLICATIONS RECEIVED



Source: City of Abbotsford, Planning & Development Services
Note: Updated August 2014

As part of the Q1 2014 report, staff compiled past quarters dating back to Q1 2013 to show land development application trends. Both rezoning and development permit application numbers have increased over Q1 2013 while subdivision applications are somewhat lower.

FIRST QUARTER 2014
Planning & Development Services

Quarterly Development Indicators

IN-STREAM APPLICATIONS

RESIDENTIAL UNITS Development Permit & Subdivision Applications

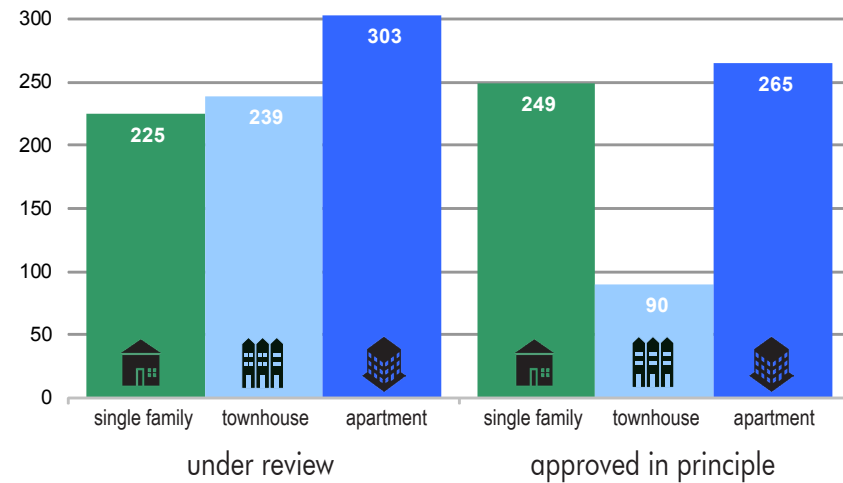
The Planning & Development Services Department revised the reporting of in-stream residential development applications in 2014, by excluding rezoning applications. This change more accurately reflects the current development activity of the actual quarter and can lead to a direct translation from development permits to building permits.

Single family:
In-stream single family activity this quarter was concentrated in West Abbotsford (30%) and Auguston (20%), with additional activity across the city.

Townhouse:
60% of townhouse development is proposed within East Abbotsford.

Apartment:
85% of apartment development is proposed generally within the central urban area.

These residential trends are expected to continue based upon the current rezoning activity.



Note: Reporting method changed in 2014 from previous years Source: City of Abbotsford, Planning & Development Services

Apartment development represents 41% of the in-stream residential activity this quarter, while single family development corresponds to 35% and townhouse development corresponds to 24% of the activity.

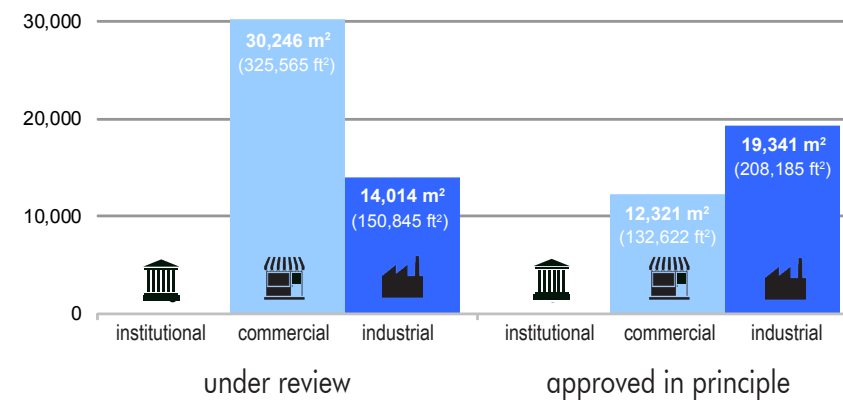
INSTITUTIONAL, COMMERCIAL & INDUSTRIAL FLOOR SPACE

Rezoning Applications (Institutional), Development Permit Applications (Commercial & Industrial)

Institutional:
In Q1 2014 there were no institutional rezoning or building permit applications. It is noted that a development permit is not required for institutional projects.

Commercial:
Half of the proposed new commercial floor space this quarter is generally within the central urban area.

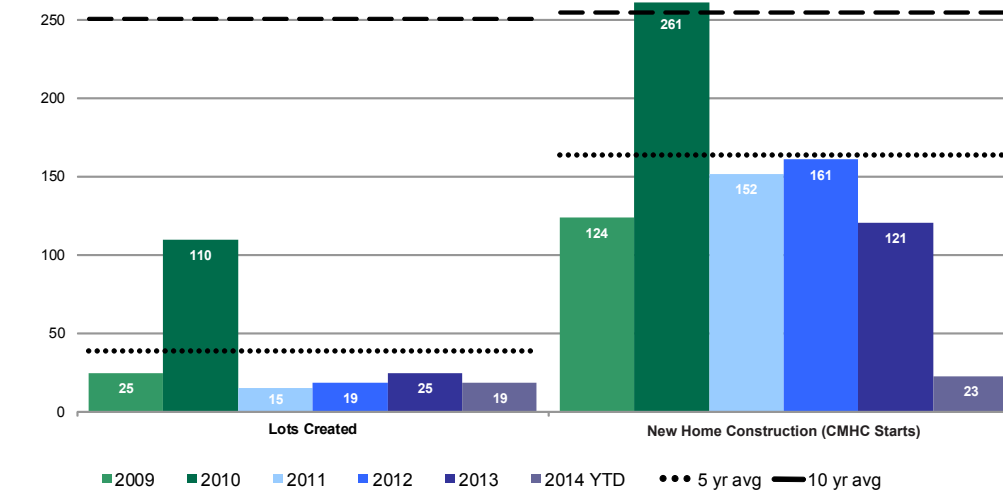
Industrial:
Rezoning applications for industrial development in the Clearbrook and Peardonville Industrial Area Plans have increased from previous years, this in part may be the result of the parcel tax which pre-serviced the lands for industrial uses. This increased rezoning activity will likely translate to development permits in future quarters.



Note: Reporting method changed in 2014 from previous years Source: City of Abbotsford, Planning & Development Services

APPROVED RESIDENTIAL UNITS

SINGLE FAMILY LOTS & STARTS



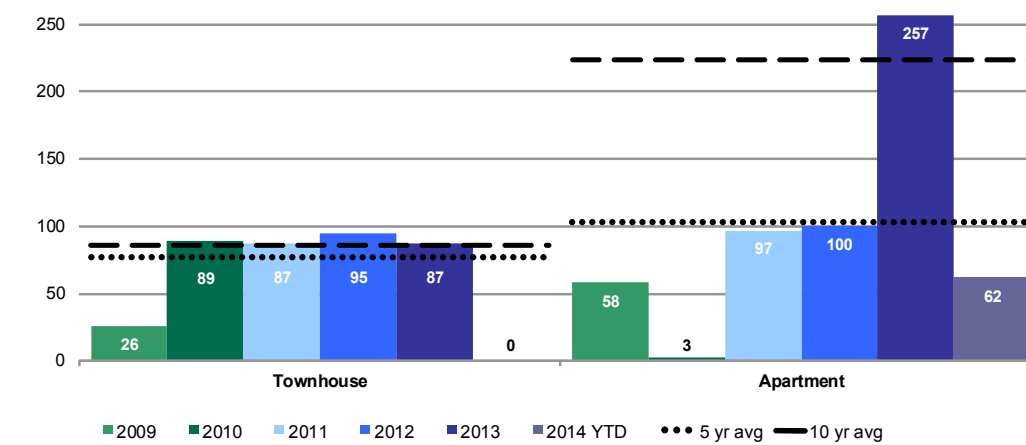
Source: City of Abbotsford, Planning & Development Services; CMHC

Recent trends in development activity have shifted from predominately single family to multi family, and from greenfield to redevelopment and infill. With many development projects under review and approved in principle, strong construction activity is anticipated in 2014 and into early 2015.

Lots created:
It is anticipated that single family development activity for 2014 will significantly exceed the five year average and potentially exceed the 10 year average, given the number of lots proposed in conjunction with the in-stream applications (474 lots).

New home construction:
Between 2011 and 2013 new home construction was primarily built upon lots created during the last boom cycle from 2006 to 2008. However, this marketplace appears to be resurgent as of late 2013 based on the number of in-stream applications (474 lots).

MULTI FAMILY BUILDING PERMITS (UNITS)



Source: City of Abbotsford, Planning & Development Services

Townhouse:
Activity for townhouses has been relatively stable in recent years and a similar trend is anticipated for 2014. It is estimated that the five and 10 year averages will be exceeded, based upon the number of units proposed, in conjunction with the in-stream development applications (329 units).

Apartment:
Development activity for apartments in 2014 is anticipated to exceed the five year average and potentially approach the 10 year average and 2013 activity, based upon existing in-stream development applications (568 units).

Current Initiatives

OFFICIAL COMMUNITY PLAN (OCP) UPDATE

Since the last OCP Update in 2005, the City of Abbotsford has evolved considerably: new masterplans, guiding policy documents and strategic plans have been adopted; the economy has cycled through growth and decline; development has shifted to infill; and the City has faced increasing infrastructure and efficiency pressure. An update of the OCP offers Council and the larger community an opportunity to articulate its vision and shape the next phase of Abbotsford's growth and evolution as a city.

On March 10, 2014, Council authorized staff to proceed with an OCP Update, endorsed seven guiding principles and the Scope of Services, including a Request for Proposal (RFP) process. Staff used the Scope of Services to conduct a RFP competition to select a consultant for conducting the OCP Update.

The evaluation of proposals was completed by a selection team with members from the City's Senior Management Team. The selection team based their evaluation on the guiding principles from the Scope of Services and chose the planning firm of Dialog as the preferred candidate.



Dialog and City staff are working on Stage 1- Background research. This research will include information on demographic projections, residential, commercial, and industrial inventory and projections, and identify planning issues. This information will be consolidated into a report for Council's consideration in Q3 2014.

Progress: Expected date of completion - Q1 2016

OCP Update Guiding Principles

- Undertake a robust community engagement process
- Understand the current land use inventory and future trends
- Align the OCP with City plans and strategies
- Clarify and add detail to the City's land use designations
- Integrate the OCP with servicing capacity and strategies
- Establish infill and redevelopment guidelines
- Create a framework for neighbourhood planning

ZONING BYLAW UPDATE

The existing Zoning Bylaw poses many challenges for City staff, property owners, and developers proposing to undertake improvements to their property or change locations. These issues make staff less efficient, impedes them from providing a high level of customer service, and creates a need for an inordinate number of 'work around' solutions, including but not limited to, an increased number of Variances on development applications, and an increased number of customized Comprehensive Development Zones.

The Zoning Bylaw is currently being updated and modernized, which will greatly assist the City in providing efficient service to our customers and provide a document more readily and easily understood.

Progress: Staff anticipate bringing a report to Council outlining a phased approach to complete the project.

AGRI-INDUSTRIAL STUDY

The City's Agriculture Strategy identifies a number of objectives, one of which is to support agri-industrial investment in Abbotsford. The Agri-Industrial Study looks to provide opportunity for this sector that supports the viability of agriculture. Completion of the Agri-Industrial Study was identified by Council as one of its six key objectives for 2014. On May 6, 2013, Council considered the study and referred it back to staff to review the servicing costs associated with agri-industrial uses along the Fraser Highway corridor. Staff are currently reviewing the servicing standards and costs associated with agri-industrial uses, and exploring the opportunities to implement them.

Progress: Expected date of completion - Q3 2014

COMMUNITY SUSTAINABILITY PLANNING INITIATIVE (CSPI) IMPLEMENTATION PLAN

Development of an Implementation Plan for the Community Sustainability Planning Initiative (CSPI) was identified by Council as one of its six key objectives for 2014. In February 2013, Council adopted the suite of documents contained with the CSPI: the Community Sustainability Strategy (CSS), Green Community Plan (GCP), Green Economic Investment Strategy (GEIS) and the Green Energy Plan (GEP). Staff are developing an Implementation Plan that categorizes the recommendations of the documents into broader themes/projects such as the OCP Update and Zoning Bylaw Update.

Progress: Expected date of completion - Q3 2014

U DISTRICT AREA PLAN

Draft Scope of Services are being prepared by staff to conduct a Request for Proposals (RFP) competition to select a consultant to undertake a U District Neighbourhood Plan. A budget of \$200,000 has been allocated in the 2014 Financial Plan for this purpose. Preliminary discussions were held with the University of the Fraser Valley (UFV) about the scope of work being planned and the continuing desire to work collaboratively with the UFV. The Scope of Services will be brought to Council for their endorsement, followed with the RFP competition to select a consultant.

Progress: Expected date of completion - Q2 2015

Completed Initiatives

DEVELOPMENT APPLICATION REVIEW TEAM

Over the past quarter, the Planning & Development Services Department has been reviewing options to streamline the development referral process, resulting in the creation of the Development Application Review Team (DART).

DART is a cross-discipline, inter-departmental, comprehensive Development Application Review Team that meets regularly to discuss the technical requirements for proposed projects. Its goal is to improve responsiveness, facilitate greater understanding of proposals at the onset and improve communication between departments.

In essence, DART represents a modification to the existing referral system where multiple parties are responsible for distributing information at various stages of the review process and creates a single hub responsible for the distribution and receipt of this information.

In the end, DART will provide a transparent, predictable, repeatable and defensible venue to discuss and track development requirements and the decision making process.

What development types will be reviewed by DART?

- Agricultural Land Commission (ie. subdivision within ALR/non-farm use)
- Development Permits
- Development Variance Permits
- Official Community Plan Amendments
- Rezoning (Text and map amendments)
- Land Use Contract Amendments/Discharge
- Subdivision
- Supportive Recovery Use
- Temporary Use Permits
- Covenant Discharge
- Major Building Permits

CIVIC PRECINCT & PROVINCIAL COURTS

On February 5, 2014, the Provincial Government announced a recommendation for Abbotsford to receive a new 14-courtroom integrated courthouse with five Supreme and nine Provincial courtrooms by 2018. A major factor in the decision was the completion of the Civic Precinct Vision which was presented to the Ministry for their consideration.

The Civic Precinct has long functioned as the primary node for municipal operations in the City of Abbotsford. In the past, significant growth and changes have occurred in isolation of a vision and has resulted in challenges for future development in the Precinct. In April 2012, Council authorized staff to undertake the Civic Precinct planning process which included a design charrette with the public and neighbourhood stakeholders and an open house with the broader community. The final Civic Precinct Vision is a result of these public engagement activities and highlights include Guiding Principles, a conceptual Preferred Concept Plan and a set of Design Guidelines.

Completed: January 2014

STREAMLINE REZONING REPORTS TO COUNCIL

As part of ongoing continuous improvement efforts within the Planning & Development Services (PDS) Department, staff initiated an update to how rezoning applications were presented to Council in order to reduce the amount of

applicant wait time between submission and 3rd reading of the rezoning bylaw. This results in a time savings for the applicant by approximately four to six weeks. This also reduces the amount of staff time spent processing the application and provides Council with one comprehensive, quality report on which to base its decision.

Completed: January 2014

HARM REDUCTION ZONING BYLAW AMENDMENT

The Zoning Bylaw amendment removed the definition of 'harm reduction use' that prohibited the provision of harm reduction health care services. A Memorandum of Understanding and Good Neighbour Agreement Policy were created to replace the zoning regulation and guide harm reduction service provision in the future.

Completed: February 2014

DEVELOPMENT STATISTICS REPORTING IMPROVEMENTS

In collaboration with the City's Information Technology team, PDS staff updated development application tracking to include residential unit and industrial, commercial, institutional floor space information. This update facilitates more efficient collection and reporting of development activity in the City on a quarterly basis and will assist with future quarterly reports.

Completed: March 2014





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the mark
NORTH
LOCO BREEZE
PACIFIC KITE
SOFTCASE
URBAN GRILL
ALLWARE
SOUTH
CENTRAL CLAIM
APEX SERVICE
NINE EAST
BIG SAIGON
DAILEYBAGEL

CENTRAL CLAIM

APEX SERVICE

URBAN HILL

DAILEYBAGEL

HAYATI

MINI MARKET