



COUNCIL REPORT

Regular Council

Report No. PDS 004-2024

Date: January 15, 2024

File No: 3100-05 PRJ23-095

To: Mayor and Council
From: Nicolas Wilding, Assistant Planner
Subject: Rezoning application (1860 Jackson Street)

RECOMMENDATION

1. That Bylaw No. 3493-2024, “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 582”, be given first, second, and third readings; and
2. That prior to adoption of Bylaw No. 3493-2024, “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 582”, the following conditions be satisfied:
 - (a) entering into a development agreement and/or providing cash-in-lieu payments to secure the required utility upgrades and extensions, in accordance with the Development Bylaw, as detailed in the Works and Services Report;
 - (b) providing a Community Benefit Contribution of \$625 for future transit and cycle infrastructure, park improvements, and affordable housing; and
 - (c) resolving all issues of funding for items not budgeted by the City.

REPORT CONCURRENCE	
General Manager	City Manager
The General Manager concurs with the recommendation of this report.	The City Manager concurs with the recommendation of this report.

PURPOSE

The applicant proposes to rezone the subject property from Urban Residential Zone Infill (RS3-i) to Infill Residential Zone (RS7) to allow a two lot subdivision.

SUMMARY OF THE ISSUE

The applicant proposes to rezone the subject property from Urban Residential Zone Infill (RS3-i) to Infill Residential Zone (RS7) to facilitate a two lot subdivision. The application is consistent with the Urban 3 – Infill land use designation in the Official Community Plan. The existing single detached dwelling and accessory structure will be demolished prior to subdivision approval. Staff support the proposed rezoning.

BACKGROUND

Applicant:	CVE (2004) Ltd. (Contact: Rick Celinski)
Registered Owners:	Noort Holdings Ltd, Inc. BC0092361
Legal Description:	Lot 96 Section 16 Township 16 New Westminster District Plan 41379
OCP Designation:	Urban 3 – Infill
Existing Zoning:	Urban Residential Zone, Infill (RS3-i)
Proposed Zoning:	Infill Residential Zone (RS7)
Site Area:	666.2 m ² (7170.9 ft ²)
Site Description:	The subject property is located on Jackson Street within an established residential neighbourhood. The property contains a single detached dwelling and an attached garage.
Surrounding Uses:	
N:	Single detached residential (zoned: RS7);
S:	Single detached residential (zoned: RS3-i) with Highway No. 1 beyond;
E:	Single detached residential (zoned: RS3-i) with Westbury Ave beyond; and
W:	Single detached residential (zoned: RS3-i) with Maplewood House Care Home (zoned: P3) beyond.

DISCUSSION

Context

1. The proposed development is located on the east side of Jackson Street with Highway No. 1 to the south. The surrounding neighbourhood consists of single detached dwellings with Abbotsford Hospital to the west. Hoon Park is located approximately 300m away, with Godson Elementary School also located 400m away. Commercial services are available to the east, along McCallum Road.

Official Community Plan (OCP)

2. The Official Community Plan (OCP) designates the property as Urban 3 – Infill (see Figure 3). The intent of the Urban 3 – Infill land use category is to enable infill residential with density increases near City and Urban Centres and the Primary Transit Corridor, and includes single detached dwellings with accessory units and ground orientated duplexes. Under the Urban 3 - Infill designation, secondary suites or garden suites are permitted on lots where the OCP Accessory Unit criteria is met. The proposal to rezone the subject property to the RS7 Zone is consistent with the Urban 3 – Infill land use designation.
3. The proposed development meets the intent of broader OCP objectives, as follows:

- Support diverse housing types for a variety of household sizes, incomes, tenures, and preferences (2.1);
- Focus residential intensification around the Urban and Neighbourhood Centres (2.9).

Zoning

4. The applicant is proposing to rezone the subject property from Urban Residential Zone, Infill (RS3-i) to Infill Residential Zone (RS7) to allow for a two lot subdivision. The proposed lots have approximate areas of 332.3 m² and 336.6 m² and front lot line lengths of 10.2 m and 11.9 m. respectively (see Figure 5).
5. The Subdivision Regulations within the RS7 Zone require a minimum lot size of 300 m² for new interior lots with a minimum front lot line length of 10.0 m, and a minimum lot depth of 22.5m. The two proposed lots comply with the minimum subdivision regulations of the RS7 Zone.
6. In November 2023 the provincial government passed legislation requiring municipalities to update their zoning bylaws to permit small-scale multi-unit housing, as-of-right, throughout low density residential areas. The legislation requires that the City's zoning bylaw permit at least one accessory unit on all lots zoned for single-detached dwellings and up to four units on most lots within the Urban Development Boundary that are zoned for single-detached dwellings and duplexes. Staff are currently working on the required zoning updates which, in accordance with the legislation, must be approved by June 30, 2024.
7. The subject property may be eligible for small-scale multi-unit housing permissions, without the need for a rezoning, as of July 1, 2024.

Accessory Unit Policy

8. As identified in Part 2 of the OCP, secondary suites are supported in single detached dwellings, subject to the following criteria:
 - Not be on a cul-de-sac bulb;
 - Not be in a bare land strata (except where road infrastructure meets City bylaw standards);
 - Have a minimum frontage of 12.0 m;
 - Have a minimum lot size of 400m²; and
 - Be located on a Collector or Local road.

In addition to the above criteria, garden suites require a minimum lot area of 540m².

The proposal is not consistent with the above criteria; therefore, neither of the proposed lots would be permitted either a secondary suite or a garden suite.

In November 2023 the provincial government passed legislation (Bill 44) requiring municipalities to update their zoning bylaws to permit at least one accessory unit, as-of-right, on all lots zoned for single-detached dwellings. Staff are currently working on the required zoning updates which, in accordance with the legislation, must be approved by June 30, 2024.

While the proposal is not currently eligible for an accessory unit, it may be once the required zoning updates are in place on July 1, 2024.

Affordable Housing Strategy

9. On May 25, 2020, the City adopted an updated Affordable Housing Strategy (AHS). This strategy contains two overarching policy topics; Housing Supply and Partnerships and Coordination. Under the category of Housing Supply, similar to the OCP objectives and policies, the AHS encourages the development of diverse housing options for all stages of life across the housing continuum. The applicant's proposal is consistent with this policy objective

Tree Protection, Removal and Replacement

10. An Arborist report was submitted in conjunction with this application, which was prepared by Central Valley Arborist Consulting Ltd., dated July 11, 2023 (see Attachment B). A total of three mature trees exist on the subject property. According to the Arborist's recommendations, all three trees are proposed to be removed as they are either located within the proposed building envelopes or are hazardous. The applicant will be required to obtain a Tree Cutting Permit and secure for replacements in accordance with the Tree Protection Bylaw.
11. In conjunction with this development, street trees and yard trees (minimum of 1 tree per lot) are required in accordance with the Development Bylaw and will be secured at the subdivision stage.

Subdivision

12. The proposed preliminary subdivision layout (refer to Figure 5) to create a two lot subdivision will be reviewed for acceptability by the Approving Officer, if the rezoning application receives 3rd reading from Council. At that time, staff will conduct a formal subdivision review and the exact dimensions of the proposed lots will be finalized.

Driveway and Parking Requirements

13. The proposed development will be required to comply with the Zoning Bylaw and the Development Bylaw when constructing a driveway. The Zoning Bylaw requires a minimum of two parking spaces for a single detached dwelling and if an accessory unit is constructed an additional parking space is required. The minimum parking stall width is 2.7 m and the minimum length is 5.5 m. As per the Development Bylaw, the maximum driveway width is 6.0 m and the minimum is 2.7 m.
14. The applicant has submitted a proposed subdivision survey prepared by a BC Land Surveyor, the approximate lot dimensions are shown on Figure 5. The proposed subdivision plan confirms that the proposed lots exceed the minimum required lot width and depth; therefore staff have no concerns with both lots being able to accommodate the required parking spaces.

Community Benefit Contributions

15. On September 11, 2023, Council adopted Policy C007-11 which establishes and describes a Community Amenity Contributions (CAC) program for residential development applications that require rezoning. Under this policy, CAC's are defined as voluntary amenity contributions made by the developer as part of their rezoning proposal and are intended to offset the cost of providing community amenities associated with new residential development. With respect to single family developments, the recommended voluntary cash-in-lieu contribution is \$5,000 per unit with the funds being directed to the Affordable Housing Opportunities Reserve Fund (Affordable Housing), and a Community Amenities Reserve Fund (Recreation Amenities and Green Space, Cultural Amenities and Emergency Service Amenities). The policy applies to all new rezoning applications made after September 11, 2023. As the subject application was made prior to September 11, 2023, the applicant has proposed a community contribution under the previous Community Benefit Contribution (CBC) practice. The recommended CBC for this application is \$625 (\$625 per new unit).

Site Development Considerations

16. A staff review of the Works and Services (dated December 4, 2023) necessary to support this application has been completed and is outlined within Attachment C, the details of which will be incorporated into the Development Agreement, which is a recommended prerequisite for adoption of the Zoning Bylaw amendment.
17. In addition to the above comments, the developer is responsible to adhere to all other legislation, which may apply to the land, including:
- a) complying with all applicable City bylaws, such as Official Community Plan, Development Bylaw, Tree Protection Bylaw, Building Bylaw, Sign Bylaw, Erosion and Sediment Control Bylaw, and Development Cost Charges Imposition Bylaw, administered by the City; and
 - b) obtaining all other necessary approvals and permits on such terms as they may be issued, including but not limited to a development permit, tree removal permit, subdivision approval, building permit, soil removal/deposit permit, Ministry of Health permit, Ministry of Transportation and Infrastructure approval and Ministry of Environment approval.

Communication Plan

On December 11, 2023, Council adopted amendments to the Development Application Procedures Bylaw which removed the requirement for a Public Hearing for rezoning bylaws. Two advertisements have been published in the City Page of the local newspaper and the City has notified, in writing, the owners and occupiers of land within a 100 meter radius of the subject property that proposed Bylaw No. 3493-2024 will be considered for 1st, 2nd and 3rd reading at the January 30, 2024 Regular Council meeting.

The City received confirmation on November 20, 2023, that the applicant installed the required Development Notification Sign in accordance with the Development Application Procedures Bylaw, which requires the sign to be installed a minimum of 4 weeks in advance of Council's consideration of the application.

FINANCIAL PLAN IMPLICATION

No financial plan implications are anticipated. Any capital works implications arising from this application have been addressed through the rezoning process.

Komal Basatia

Komal Basatia
General Manager, Finance and Procurement Services
Signed 1/9/2024 3:25 PM

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

The proposal aligns with the goals and objectives identified in the 2016 Official Community Plan, the Affordable Housing Strategy, and Council's 2022-2026 Strategic Plan which identifies four Guiding Principles: Inclusive and Connected Community, Sustainable and Safe City, Vibrant and Growing Economy and Organizational Excellence and Integrity.

SUBSTANTIATION OF RECOMMENDATION

Staff supports the rezoning of the subject property from Urban Residential Zone, Infill (RS3-i) to Infill Residential Zone to permit a two lot residential subdivision given the proposed development is consistent with the Urban 3 – Infill land use designation and is in keeping with the broad objectives of the OCP that encourages densification and the establishment of a mix of housing types within the Urban Development Boundary.

Nicolas Wilding

Nicolas Wilding
Assistant Planner
Signed 1/4/2024 10:19 AM

Blake Collins

Blake Collins
Director, Development Planning
Signed 1/9/2024 9:31 AM

Mark Neill

Mark Neill
General Manager, Planning and Development Services
Signed 1/12/2024 4:36 PM

ATTACHMENTS:

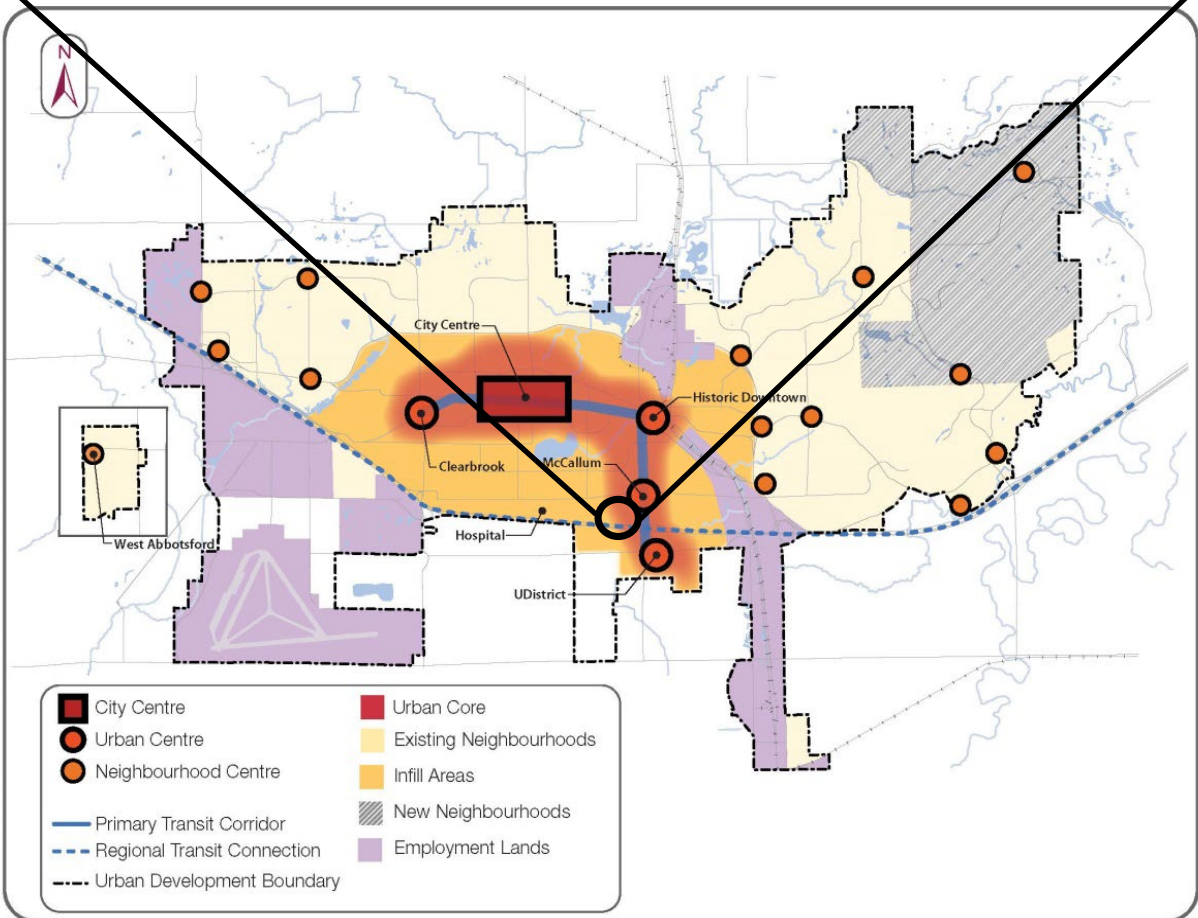
PRJ23-095 Council Figures 0-6

Attachment A - Draft Bylaw No. 3493-2024 Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 582

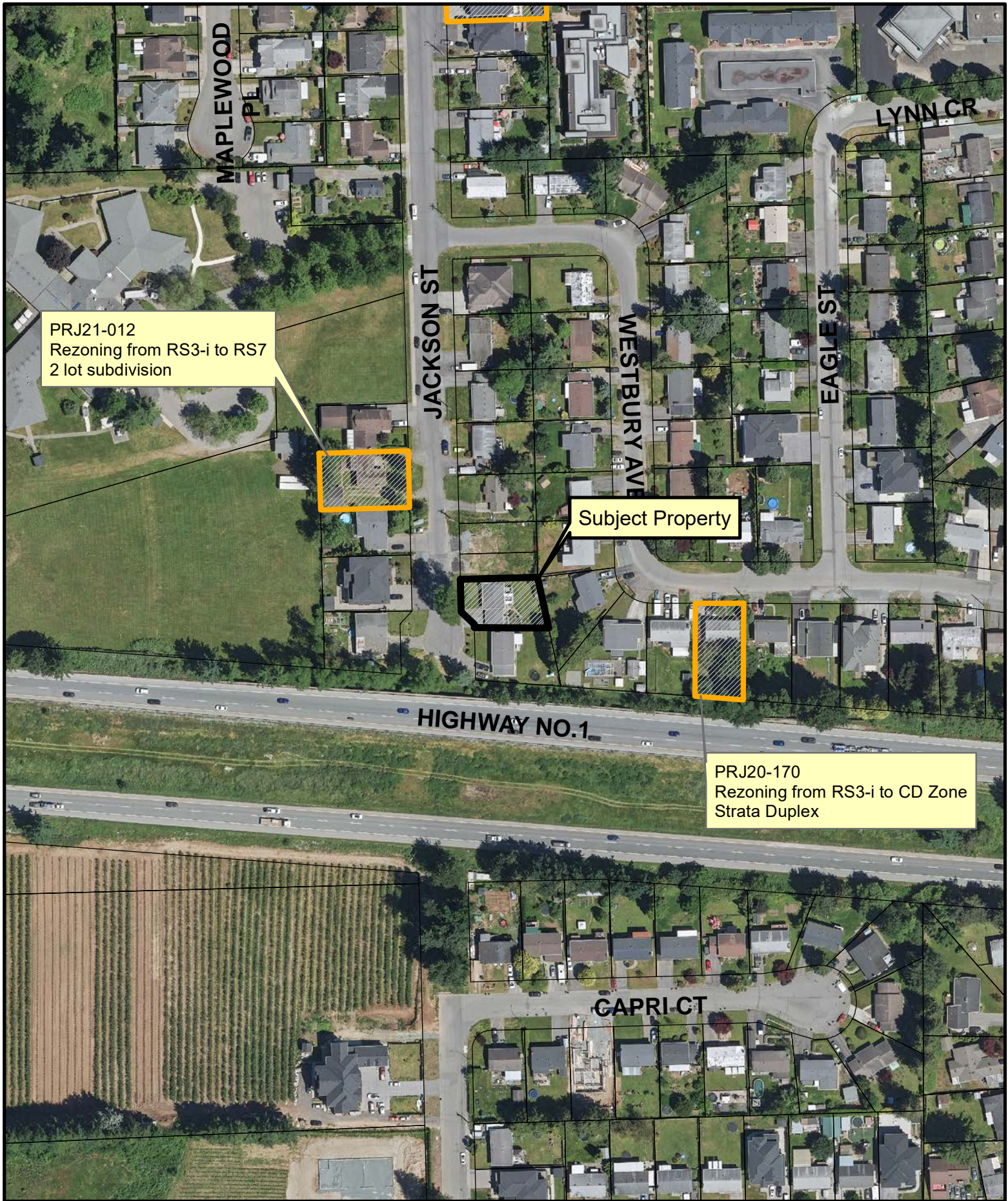
Attachment B - Arborist Report

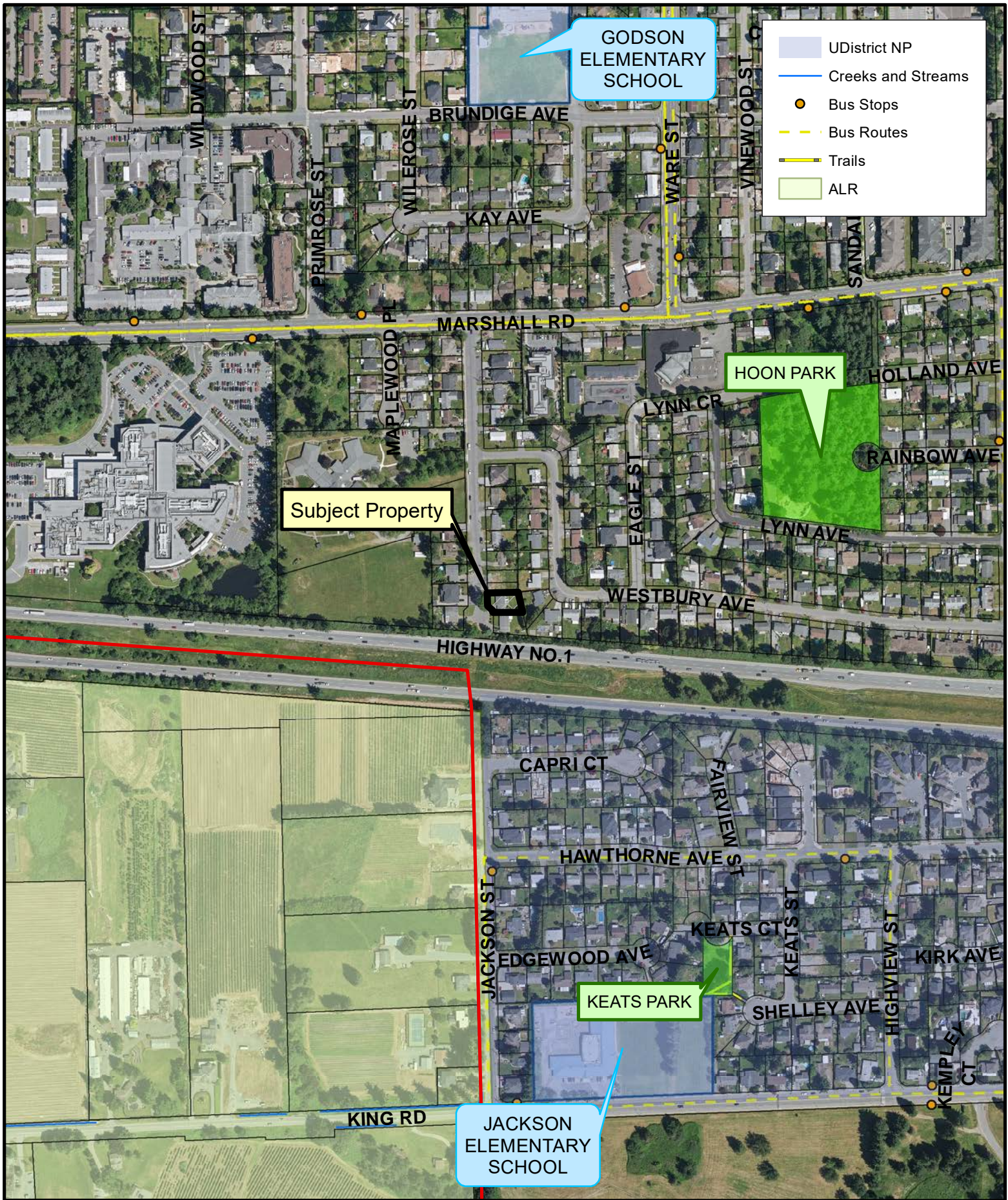
Attachment C - Works and Services Report

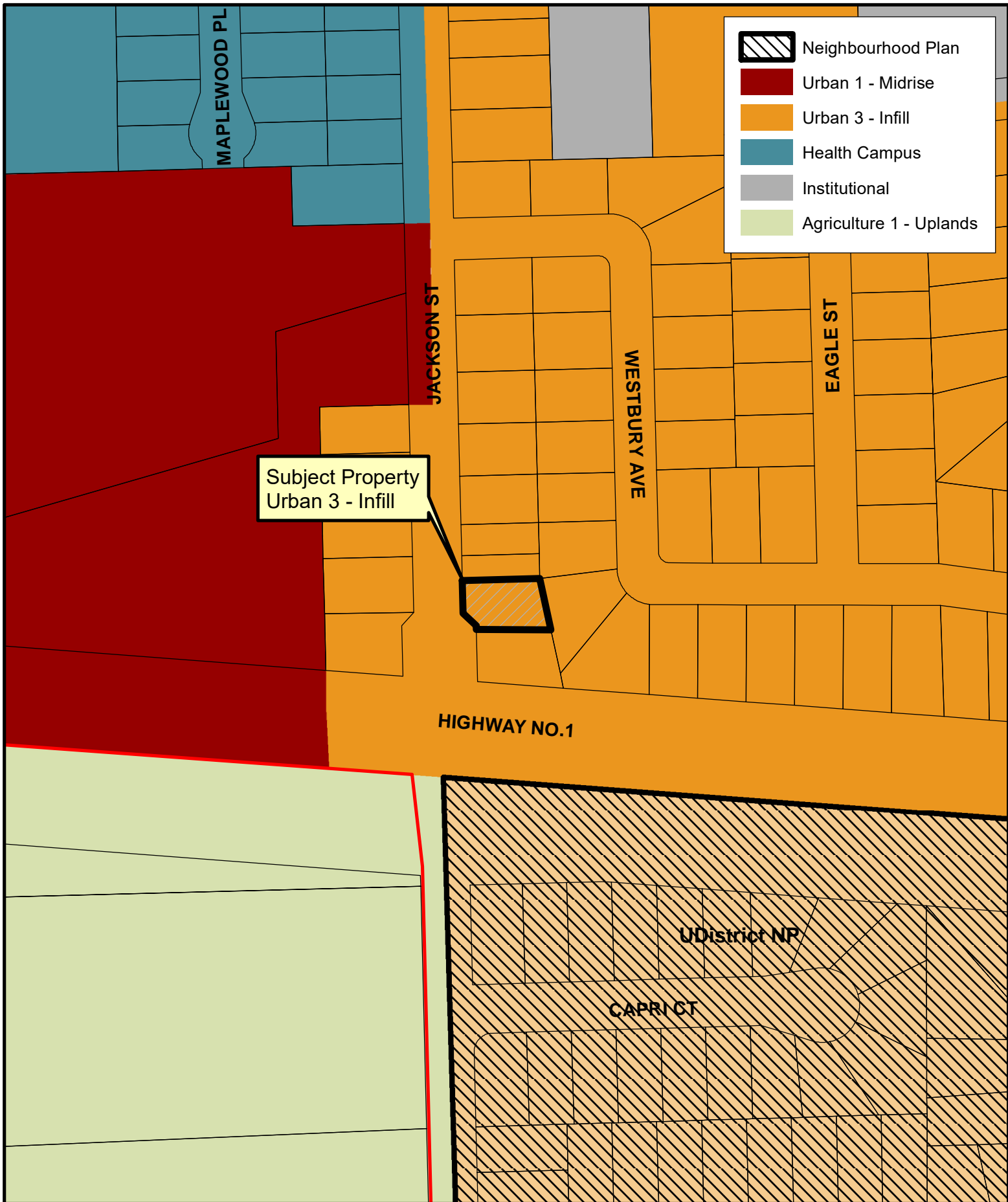
City Context Plan
File: PRJ23-095 Location: 1860 Jackson Avenue

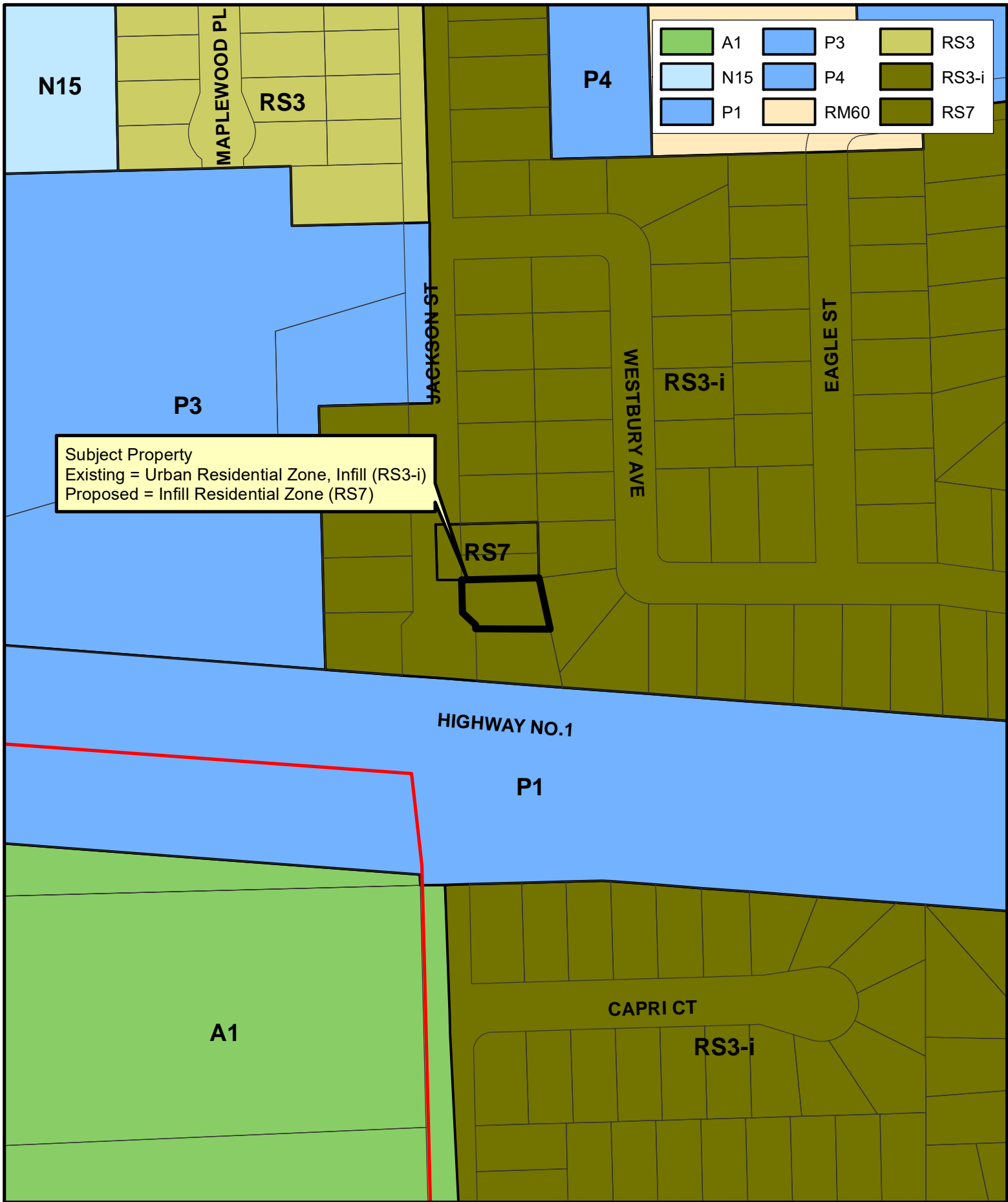








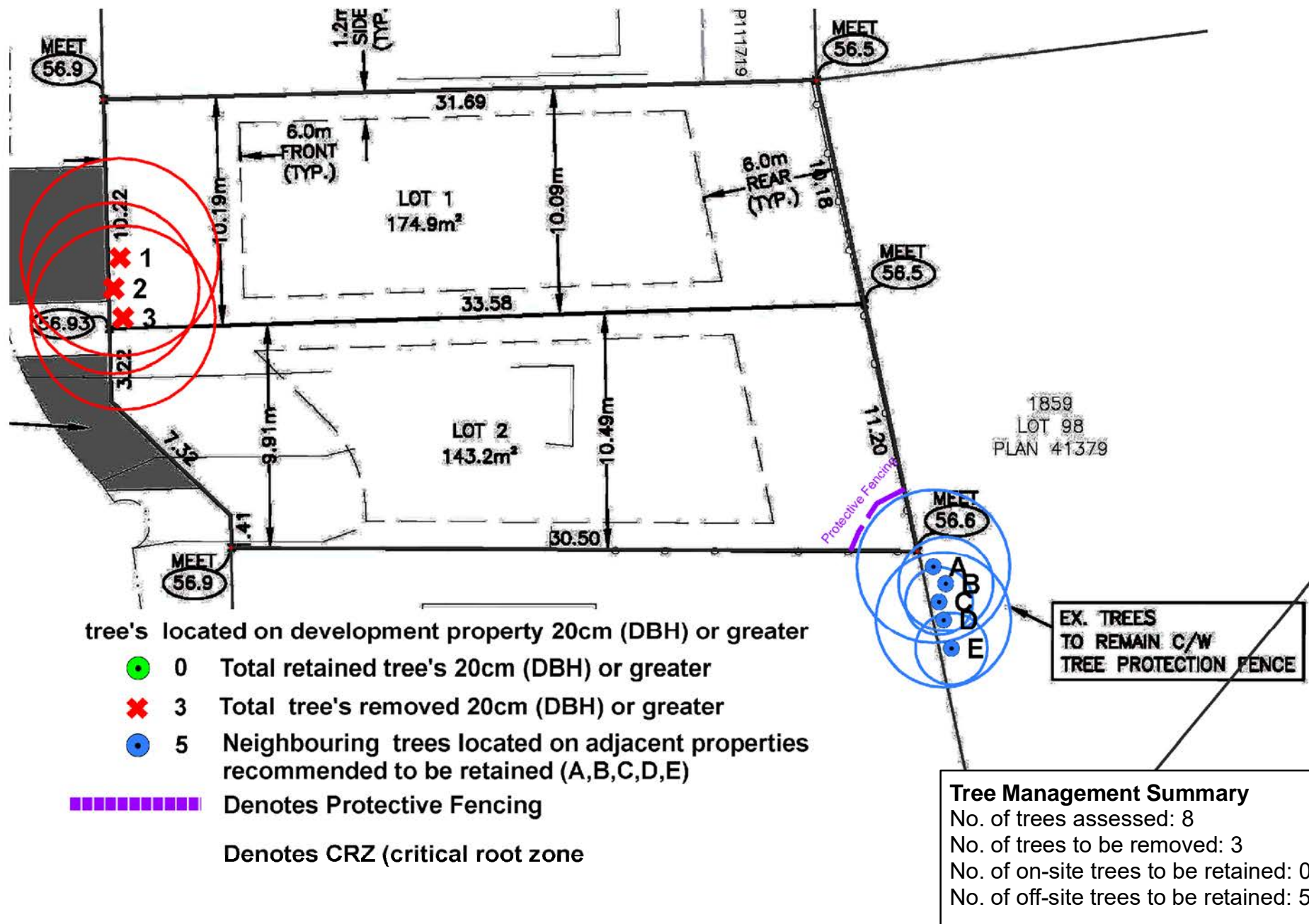




	A1		P3		RS3
	N15		P4		RS3-i
	P1		RM60		RS7

Subject Property
Existing = Urban Residential Zone, Infill (RS3-i)
Proposed = Infill Residential Zone (RS7)





CITY OF ABBOTSFORD

ABBOTSFORD ZONING BYLAW, 2014, AMENDMENT BYLAW NO. 582

Bylaw No. 3493-2024

PRJ23-095

The Council of the City of Abbotsford, in open meeting assembled, enacts as follows:

1. CITATION

Bylaw No. 3493-2024 may be cited as “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 582”.

2. AMENDS ZONING MAPS

Abbotsford Zoning Bylaw, 2014, Schedule “D”, Urban Area Zoning, as amended, is further amended by changing the zoning of the lands as set out in the attached Appendix “A” and located at 1860 Jackson Street:

From: Urban Residential Zone, Infill (RS3-i)

To: Infill Residential Zone (RS7)

READ A FIRST TIME this	day of	, 20__
READ A SECOND TIME this	day of	, 20__
PUBLIC HEARING HELD this	day of	, 20__
READ A THIRD TIME this	day of	, 20__
ADOPTED this	day of	, 20__

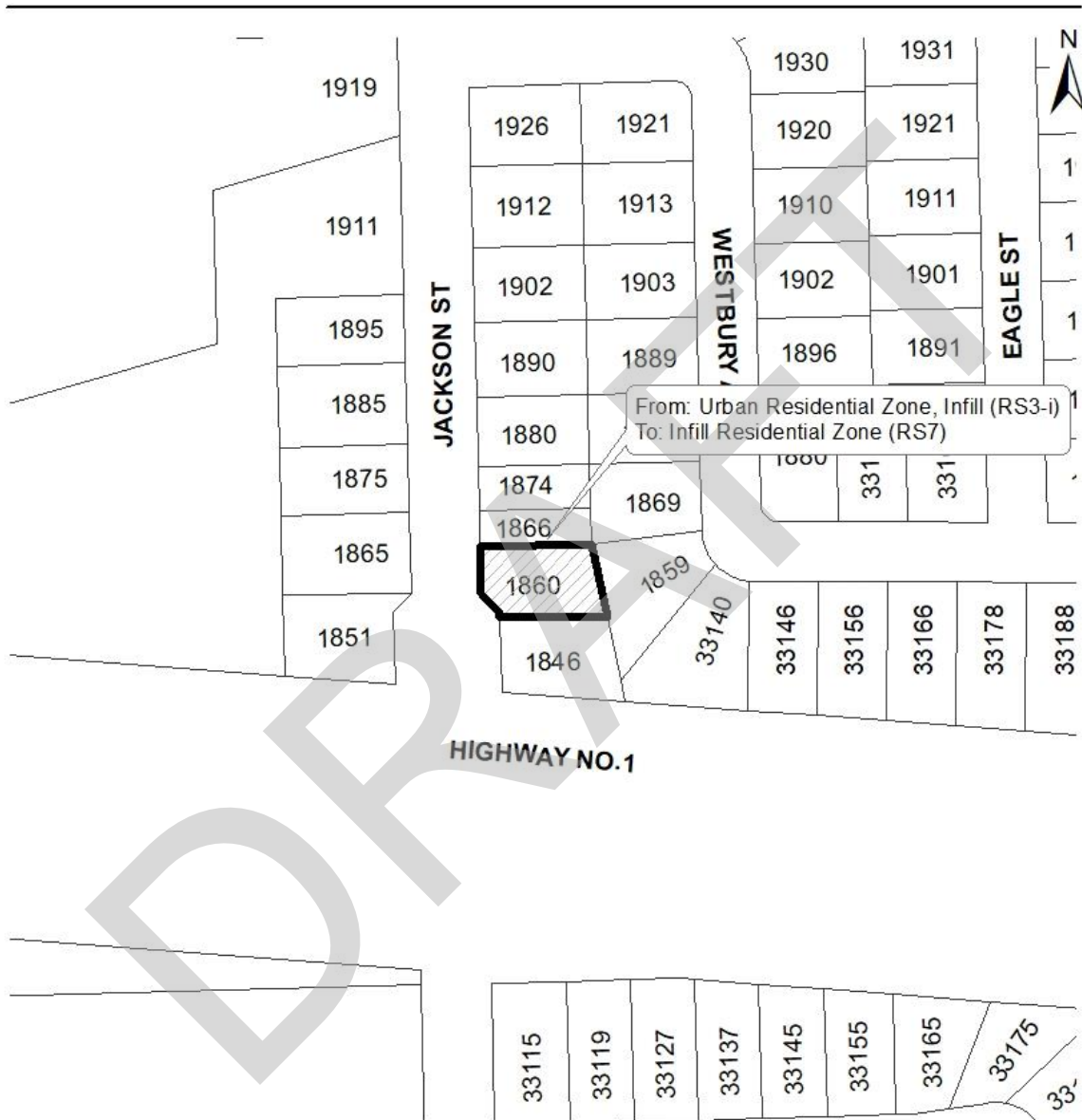
CITY OF ABBOTSFORD

ABBOTSFORD ZONING BYLAW, 2014, AMENDMENT BYLAW NO. 582

Bylaw No. 3493-2024

PRJ23-095

APPENDIX "A"





Central Valley Arborist Consulting Ltd.

Email: kwak@centralvalley.ca

ARBORIST REPORT

For

1860 Jackson Street

Abbotsford, BC

Prepared for:

**Frank Dykstra
Noort Holdings Ltd.
101-403 Sixth Street
New Westminster, BC
V3L 3B1**

Prepared by:

**Brian Kwak
Certified Arborist ISA #PN #7306A
Qualified Tree Risk Assessor**

Date:

July 11, 2023



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Central Valley Arborist Consulting Ltd.

Email: kwak@centralvalley.ca

July 11, 2023

Frank Dykstra
Noort Holdings Ltd.
101-403 Sixth Street
New Westminster, BC
V3L 3B1

Introduction

The following arborist report has been prepared by Brian Kwak, (Certified Arborist) for the proposed development located at **1860 Jackson Street, Abbotsford, BC.**

On May 11, 2022 Central Valley Arborist Consulting Ltd was retained by **Frank Dykstra of Noort Holdings Ltd.**, to undertake the following: To complete an assessment of the existing trees located at the proposed development and to give a tree inventory with the intent of making recommendations for removal and preservation; to evaluate the suitability for tree retention based on the health of the trees and their location in relation to the proposed building envelopes and infrastructure; outline the existing condition of the trees on and adjacent to the property; summarize the proposed tree removals and retention trees as well as suggested guidelines for protecting the remaining trees during the construction process. (Note: The objective of this report is to ensure the proposed development is in compliance with the City of Abbotsford Tree Preservation Bylaw #1831- 2009.)

Site Overview

The proposed development consists of splitting the present residential lot into two lots. The property is flat and has no known environmental concerns. There is an existing home located on the property which will have to be demolished at a later stage. (See Site Plan for details)

On Site Evaluation

On May 19, 2023, I attended the site to inventory and assess the trees. While on site, information was documented with respect to the type of tree, diameter at breast height (DBH), overall health and structural condition, retention value and required root zone protection. The trees were tagged and numbered from 1 to 3. In total, there are three trees with a DBH of 20 centimeters or greater located on the proposed development property. Included in this report are five neighbouring trees (labeled A to E) which have been added to the report because of their proximity to the development property. (See attached Evaluation Summary and Site Plan for details)

Note: The rating criteria for “Overall Tree Health and Structural Condition” and “Tree Retention Value Rating” are located on page 6 of this report.



Tree Retention and Removal

On-Site Trees to be RETAINED within the Subject Property

- There are no trees within the subject property that are recommended to be retained.

On-Site Trees to be REMOVED within the Subject Property

- There are 3 trees recommended to be removed, (0 between 20 and 30 centimeters DBH and 3 trees with a DBH 30 centimeters or greater.)

Off-Site Trees within City Lands:

- There are no off-site trees located on City land.

Off Site Trees on Neighboring Private Property:

- There are 5 off-site neighboring trees (labeled A to E) that are to be retained.

Tree Replacement

The replacement requirements will be determined by the city in relation to their policies. The city requires replacement trees for each bylaw tree 20-30 cm to be removed (2 to 1 ratio), and three replacement trees for each bylaw tree >30cm DBH to be removed (3 to 1 ratio). (See attached Preservation Summary)

The replacement trees must meet city requirements for minimum size at planting (i.e. 6 cm DBH for deciduous species and 3.0 meters height for coniferous species) and criteria.

Construction Guidelines

Eight times the diameter was used to determine the critical root zone (CRZ). **The critical root zone is to be measured in the field from the outer edge of the stem of the tree.** The CRZ is the area around the tree in which no grading or construction activity may occur without project arborist approval and is required for the tree to retain good health and vigor.

The following are tree preservation guidelines and standards for the CRZ's.

- No soil disturbance or stripping;
- The natural grade shall be maintained within the protection zone;
- No storage, dumping of materials, parking, underground utilities or fires;
- Any plan affecting trees should be reviewed by a consultant including demolition, erosion control, improvement, utility, drainage, grading, landscape and irrigation;
- Special foundations, footings and paving designs are required if within the tree protection zone;
- Utilities should be routed around the CRZ;
- Excavation within the tree protection zone should be supervised by a consulting arborist;
- Surface drainage should not be altered so as to direct water into or out of the CRZ; and



- Site drainage improvements should be designed to maintain the natural water table levels within the CRZ.

Respecting these guidelines will prevent changes to the soil and rooting conditions, wounding of the trees and contamination due to spills and waste. Any plans for work or activities within the CRZ that are contrary to these guidelines should be discussed with the project arborist so that mitigation measures can be implemented.

Tree Protection Fences

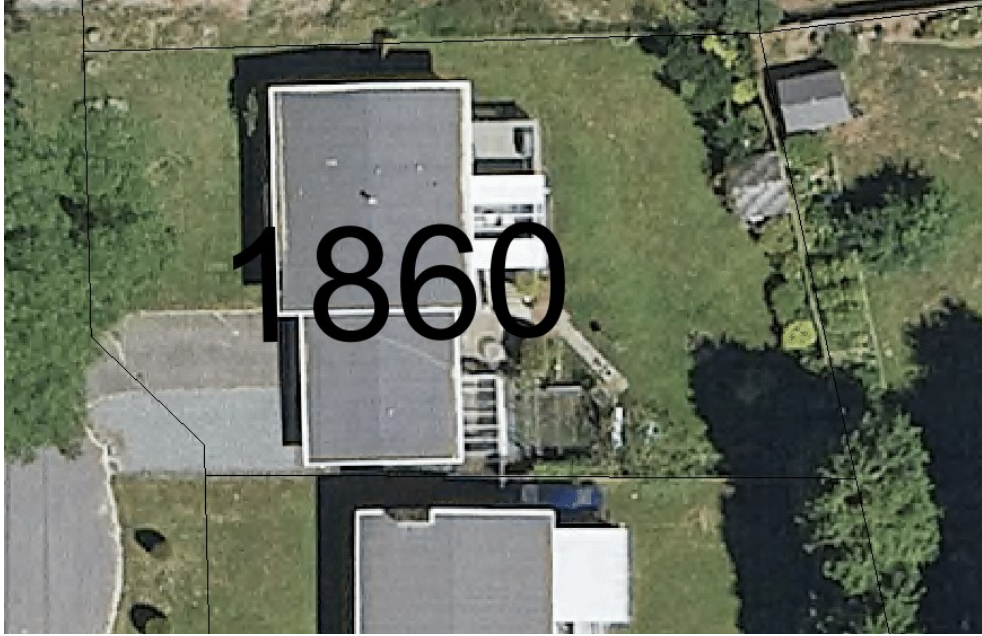
Prior to any construction activity on site, tree protection fences must be constructed at the specified distance from the tree trunks. The protection barrier or temporary fencing must be at least 1.2 meters in height and constructed of 2 by 4 lumber with orange plastic mesh screening. This must be constructed prior to tree removal, excavation or construction and remain intact throughout the entire period of construction. (See attached fencing instructions)

Respectfully submitted,



Brian Kwak
Certified Arborist PN #7306A
Qualified Tree Risk Assessor (TRAQ)





Aerial Photograph of 1860 Jackson Street, Abbotsford

TREE RATING CRITERIA

Overall Health and Structural Rating

- **Excellent** = Tree of possible specimen quality, unique species or size with no discernible defects, or heritage tree.
- **Normal** = Tree is in good condition with no significant structural weaknesses or health concerns considering its growing environment and species.
- **Moderate** = Tree has noted health and/or minor structural weaknesses; however, treatments may be recommended to improve the health or structural condition of the tree.
- **Poor** = Tree is in serious decline from its typical growth habits and has multiple very definable health and/or structural weaknesses. These trees may have difficulty adapting to land use changes.
- **Dead/Dying** = Tree was found to be dead, and/or has severe defects and is in severe decline.

Tree Retention Value Rating

This rating provides guidance for tree retention planning and takes into account the tree's species profile and its growing conditions.

- **High** = Trees are worthy of consideration for retention. This includes dominant trees in a stand as well as open grown individual trees would be typically included in this category.
- **Medium** = Trees may be considered for retention with limitations and/or treatments. This may include trees growing within groves, moderately difficult topography for root system expansion, recently exposed trees or trees with minor structural defects that can be mitigated through pruning.
- **Low** = Trees with structural/health defects that are not currently high risk or imminent for failure. Trees should not be considered for retention if within striking distance of a high value target. These include poor species profiles* for long term viability. Trees growing in poor locations such as dense stands of trees with high height to diameter ratios, recently exposed edge trees or areas with high water tables leading to shallow constricted rooting.
- **Nil** = Trees should not be considered for retention due to high risk condition or extenuating circumstances that have led to the tree being at high risk of failing and dead or dying trees.

*The species profile is based upon mature age and height/spread of the species, adaptability to land use changes and tree species susceptibility to diseases, pathogen and insect infestation.

CENTRAL VALLEY ARBORIST CONSULTING LTD – TREE EVALUATION SUMMARY

Address: 1860 Jackson Street, Abbotsford, BC

Date: May 19, 2023

Tag #	Common Name	DBH (cm)	Overall Health & Structural Rating	Retention Value Rating	Comments	Retain/ Remove	Tree Retention Comments	Root Protection Zone (m)
1	acacia	55	normal	high	Good health and structural condition – 60% live crown ratio	remove	In conflict with proposed development	
2	acacia	70	normal	High	Good health and structural condition – 60% live crown ratio	remove	In conflict with proposed development	
3	acacia	85	normal	high	Good health and structural condition – 60% live crown ratio	remove	In conflict with proposed development	
A	Western Red cedar	28/28	moderate	low	2 stemmed – previously crown reduced @ 7 m above ground– sucker regrowth	retain	Neighbouring tree	4.0 m
B	Western Red cedar	26	moderate	medium	Previously crown reduced @ 7 m above ground– sucker regrowth	retain	Neighbouring tree	2.1 m
C	Western Red cedar	28/22	normal	medium	2 stemmed – previously crown reduced @ 7 m above ground– sucker regrowth	retain	Neighbouring tree	4.0 m
D	Western Red cedar	20	normal	high	Previously crown reduced @ 7 m above ground– sucker regrowth	retain	Neighbouring tree	1.6 m
E	Western Red cedar	25	normal	high	Previously crown reduced @ 7 m above ground– sucker regrowth	retain	Neighbouring tree	2.0 m

Central Valley Arborist Consulting Ltd - Tree Preservation Summary

Project Location:	1860 Jackson Street Abbotsford, BC.
Applicant/Developer:	Frank Dykstra Noort Holdings Ltd. 101-403 Sixth Street New Westminster, BC, V3L 3B1
Consultant:	Central Valley Arborist Consulting Ltd PO Box 522, Station A Abbotsford, BC, V2T 6Z7 Brian Kwak 604-309-4171

Summary of Proposed Trees Retained, Removed and Replaced

This Tree Protection Summary is a quick reference for the Arborist's Evaluation Report submitted for this development and is to be read in conjunction with that report.

A	Number of trees located on the development property with a 20 centimeters DBH or greater	3
B	Number of trees to be retained with a 20cm DBH or greater	0
C	Number of trees to be removed, (0 between 20 and 30 centimeters DBH and 3 trees with a DBH 30 centimeters or greater).	3
D	To be determined by the City of Abbotsford.	*
E	Credit for retained trees	*
F	Net total of replacement trees	*

* Unknown at this time (To be advised by City of Abbotsford)

Date: July 11, 2023

Summary Proposed and Submitted by:



Brian Kwak
Certified Arborist PN #7306A
Qualified Tree Risk Assessor (TRAQ)



Photograph # 1: View of proposed development site at 1860 Jackson Street, Abbotsford

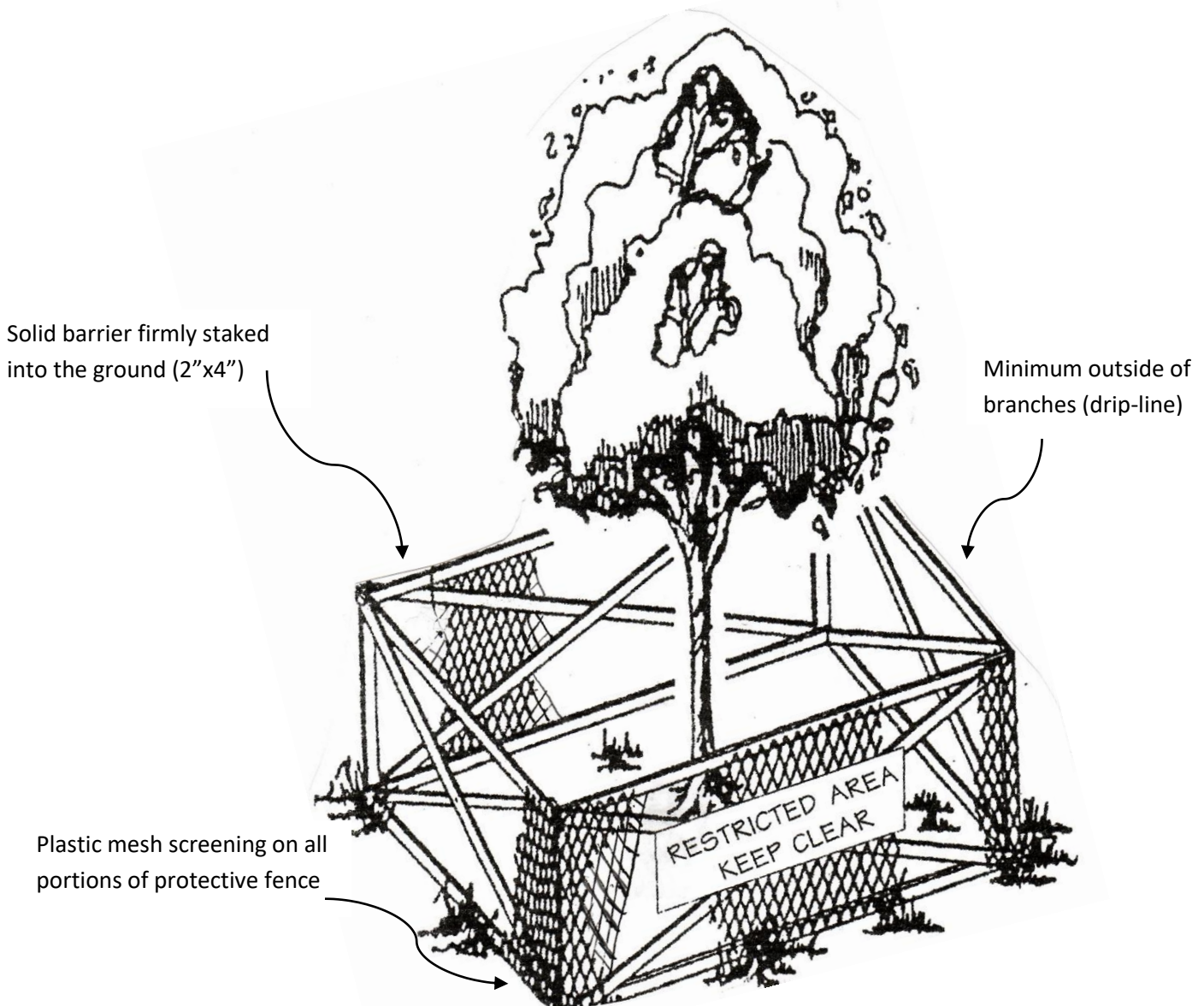


Photograph #2: View of tree tags 1, 2 & 3 (acacia)



Photograph #3: View of 5 neighboring Western Red cedars (labeled A – E)

PROTECTIVE FENCING INSTRUCTIONS



Note: No storage of building materials within or against protection barrier and no booms or equipment to enter drip-line at anytime. Barrier is not to be moved once erected.

Qualifications of Author

Brian J. Kwak

PO Box 522, Station A
Abbotsford, BC
V2T 6Z7

Cell: 604-309-4171

Email: kwak@centralvalley.ca

- Central Valley Arborist Consulting Ltd; 2015 to present
- Central Valley Tree and Arborist Services Ltd; 2002 to 2015
- Owner of Westland Tree Services 2000 to 2002
- B.K. Tree Services Ltd; 1981 to 1999 (subcontractor)
- International Society of Arboriculture; Certified Arborist PN-7306A
- PNW-ISA, WCB Certified Tree Risk Assessor; Certification #1471
- Consulting Arborist; July 2011 – Present
- Member: International Society of Arboriculture (ISA)
Pacific Northwest Chapter of Arborist
- Over 30 of years professional work in the tree industry and land clearing business.
- Insurance policy #040149195 (\$5,000,000 Liability) – Saxbee Insurance Agencies Ltd.
- Business License: Abbotsford Intra Municipal #2021-123815 – White Rock #00024576
- Work Safe BC – 961482-AA


Assumptions and Limiting Conditions

1. Except as expressly set out in this report and in these Assumptions and Limiting Conditions, Central Valley Arborist Limited (Central Valley) makes no guarantee, representation or warranty (express or implied) with regard to: this report; the findings, conclusions and recommendations contained herein; or the work referred to herein. This report has been prepared, and the work undertaken in connection herewith has been conducted, by Central Valley for Baker Construction Company Inc. for **Frank Dykstra of Noort Holdings Ltd., at 1860 Jackson Street, Abbotsford, BC**. It is intended for the sole and exclusion use by the Client, for the purpose(s) set out in this report. Any use of, reliance on, or decisions made based on this report by any person other than the Client, for any purpose other than the purpose(s) set out in this report, is the sole responsibility of, and at the sole risk of, such other person or the Client, as the case may be. Central Valley accepts no liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm (including without limitation financial or consequential effects on transactions or property values, and economic loss) that may be suffered or incurred by any person as a result of the use of or reliance on this report or the work referred to herein. The copying, distribution or publication of this report (except for the internal use of the Client) without the express written permission of Central Valley (which consent may be withheld in Central Valley's sole discretion) is prohibited. Central Valley retains ownership of this report and all documents related thereto both generally and as instruments of professional service.
2. The findings, conclusions and recommendations made in this report reflect Central Valley's best professional judgment in light of the information available at the time of preparation. This report has been prepared in a manner consistent with the level of care and skill normally exercised by arborists currently practicing under similar conditions in a similar geographic area and for specific application to the trees subject to this report as at the date of this report. Except as expressly stated in this report, the finds, conclusions and recommendations set out in the report are only valid for the day on which the assessment leading to such finds, conclusions and recommendations was conducted. If generally accepted assessment techniques or prevailing professional standards and best practices change at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Central Valley expressly excludes any duty to provide any such modification if generally accepted assessment techniques and prevailing professional standards and best practices change.
3. Conditions affecting the trees subject to this report (the "Conditions", including without limitation structural defects, scares, decay, fungal fruiting bodies, evidence of insect attack, discolored foliage, condition of root structures, the degree and direction of lean, the general condition of the tree(s) and the surrounding site, and the proximity of property and people) other than those expressly addressed in this report may exist. Unless otherwise expressed: information contained in this report covers only those conditions and trees that are expressly stated to be subject to this report and only reflects such Conditions and trees at the time of inspection; and the inspection is limited to visual examination of such Conditions and trees without dissection, excavation, probing, or coring. While every effort has been made to ensure that the trees recommended for retention are both healthy and safe, no guarantees, representations or warranties are made (express or implied) that those trees will remain standing or will not fail. The Client acknowledges that it is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree, or group of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure and this risk can only be eliminated if the risk is removed. If Conditions change or if additional information becomes available at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Central Valley expressly excludes any duty to provide any such modification if Conditions change or additional information becomes available.
4. Nothing in this report is intended to constitute or provide a legal opinion, and Central Valley expressly disclaims any responsibility for matters legal in nature (including, without limitation, matters relating to title to and ownership or real or personal property and matters relating to cultural and heritage values). Central Valley makes no guarantee, representation or warranty (express or implied) as to the requirements of or compliance with applicable laws, rules, regulations, or policies established by federal, provincial, local government or first Nations bodies (collectively, "Governmental Bodies") or as to the availability of licenses, permits or authorizations of any Governmental Body. Revisions to any regulatory standards (including by-laws, policies, guidelines and any similar directions of a government bodies in effect from time to time) referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary. Central Valley expressly excludes any duty to provide any such modification if any such regulatory standard is revised.
5. Central Valley shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
6. In preparing this report, Central Valley has relied in good faith on information provided by certain persons, Governmental Bodies, government registries and agents and representatives of each of the foregoing, and Central Valley assumes that such information is true, correct and accurate in all material respects. Central Valley accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of or information provided by such persons, bodies, registries, agents and representatives.
7. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
8. Loss or alteration of any part of this report invalidates the entire report.



DEVELOPMENT ENGINEERING DIVISION

REZONING WORKS AND SERVICES REQUIREMENTS

File No:	PRJ23-095
Planner:	Nicolas Wilding, Planning Technician
Prepared By:	Kashyap Patel, Development Technologist I
Approved By:	 2023-12-05 for Sarb Toor, Senior Manager, Development Engineering
Date:	December 4, 2023
Applicant:	Ricki Celinski
Development Property:	1860 Jackson Street LOT 96 SECTION 16 TOWNSHIP 16 PLAN NWP41379 NWD PART SW 1/4.

The Local Government Act authorizes local governments to require development to meet current works and services standards as set out in the City's Development Bylaw and Policies.

This report includes the Works & Services **Requirements** to meet the applicable bylaws and policies and **Future Considerations** that may apply to the next phase of development.

Please have your consulting engineer contact Kashyap Patel, Development Technologist I at 604-851-2281 or via email kpatel@abbotsford.ca in regard to this report and any other servicing matters relating to this application.

REQUIREMENTS

The portion of proposed surface works that front neighbouring properties require detailed design to ensure their integration with the existing infrastructure.

Additional dedications, SRWs, works, features or limits of construction may be needed as identified through the design and construction phases.

Drainage Collection and Disposal

Provide a storm water management plan showing how onsite drainage will be accommodated through onsite infiltration for the 1 in 100-year event. If onsite infiltration is feasible, a cash-in-lieu payment for drainage improvements along the full frontage of the Lands in the amount of \$16,010 (\$1601/lineal meter x 20m x 50%) plus \$880.55 (Engineering and inspection fees) will be required. If onsite infiltration is not feasible, provide a storm water management plan showing how onsite drainage will be accommodated offsite. All offsite storm water works and services including new installations and upgrades to existing offsite systems required by the storm water management plan shall be designed and constructed in accordance with said storm water management plan.

The above noted works are not eligible for Latecomer Charges. (900-9-01)

Sewage Collection and Disposal

On Jackson Street, along the full frontage of the Lands from the south property line to the existing 200mm diameter sanitary main, construct a sanitary drainage system.

Portions of the above noted works may be eligible for Latecomer Charges. (900-9-01)

Water Distribution Domestic and Fire Fighting

On Jackson Street, along the full frontage of the Lands from the north property line to the south property line, pay cash-in-lieu of construction in the amount of \$10,260.00 (\$1,140/lin. m x 20 m x 0.9 x 50%) plus \$564.30 (Engineering and inspection fees) for a minimum 200 mm diameter water main to provide potable water and fire flows to the Lands.

The above noted works are not eligible for Latecomer Charges. (900-9-01)

Urban Roadways - Construction

On Jackson Street, along the full frontage of the Lands from the north property line to the south property line, pay cash in lieu of construction payment of \$14,494.00 (20.13m x \$720.02 per m) plus \$797.17 (Engineering and inspection fees) for half of an Urban Single Family Local standard road with Urban Highway design features as per Standard Drawing ES-R-12

The above noted works are not eligible for Latecomer Charges. (900-9-01)



DEVELOPMENT ENGINEERING DIVISION

Rezoning Development Agreement Preparation Fee

Pay \$500 Development Agreement preparation fee.

Works & Services Security & Warranty Deposit

Provide as Security Deposit, the estimated construction cost plus 50% for engineering (min \$25,000) and 5% for as-constructed drawings (minimum \$15,000) in cash or letter of credit.

Administration & Inspection Fee

Pay 5% of the first \$300,000 + 3% of the remainder of the estimated construction cost for administration and inspections.

Latecomer Charges - receivable *Policy 900-9-01*

The Developer is required to submit an acceptable Latecomer Report prior to Latecomer Charges being enacted.