



COUNCIL REPORT

Executive Committee

Report No. PDS 025-2023

Date: January 23, 2023

File No: 3100-05 PRJ22-030

To: Mayor and Council
From: Stephanie Allen, Assistant Planner
Subject: Rezoning application (33786 Mayfair Avenue)

RECOMMENDATION

1. THAT Bylaw No. 3311-2023, "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 467", be given first and second readings at the next Council Meeting, and be advanced to an upcoming Public Hearing;
2. THAT prior to adoption of Bylaw No. 3311-2023, "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 467", 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 Development Bylaw, as detailed in the Works and Services Report;
 - (b) providing a road widening dedication of approximately 0.85m along the full frontage of Mayfair Avenue, in accordance with Development Bylaw;
 - (c) providing a Community Benefit Contribution of \$625 for future transit and cycle infrastructure, park improvements, and affordable housing;
 - (d) obtaining Ministry of Transportation and Infrastructure approval of Bylaw No. 3311-2023, "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 467"; and
 - (e) resolving all issues of funding for items not budgeted by the City.

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

PURPOSE

To consider rezoning 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 structures will be demolished prior to subdivision approval. Staff support the proposed rezoning.

BACKGROUND

Applicant:	Central Valley Engineering (2004) Ltd. (Contact: Rick Celinski)
Registered Owners:	Gurmeet Rai, Harjit Rai
Legal Description:	Lot 8 Section 15 Township 16 New Westminster District Plan 15165
OCP Designation:	Urban 3 – Infill
Existing Zoning:	Urban Residential Zone, Infill (RS3-i)
Proposed Zoning:	Infill Residential Zone (RS7)
Site Area:	847 m ² (9,117 ft ²)
Site Description:	The subject property is located on Mayfair Avenue within an established residential neighbourhood. The property contains a single detached dwelling and accessory structures.
Surrounding Uses:	N: Mayfair Avenue and single detached residential (zoned RS3-i); S: Single detached and multi-family residential (zoned RS3, RML) with Marshall Road beyond; E: Single detached residential (zoned RS3-i); and W: Single detached residential (zoned RS3-i) and Olive Way.

DISCUSSION

Context

1. The proposed development is located on the south side of Mayfair Avenue. The surrounding neighbourhood consists of single detached dwellings and low density multi-family residential. Berry Park is located approximately 590m away, with Alexander Elementary School also located within 930m. Commercial services are available to the west, 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);
- Support mixed affordable housing options which can serve as mortgage helpers for owners while providing affordable options for renters or extended family members (2.2); and
- 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 423m² and 424m² and front lot line lengths of 12.1m and 12.0m, respectively (see Figure 5).
5. The Subdivision Regulations within the RS7 Zone require a minimum lot size of 300m² for new interior lots with a minimum front lot line length of 10.0m, and a minimum lot depth of 22.5m. The two proposed lots comply with the minimum interior lot subdivision regulations of the RS7 Zone.

Accessory Unit Policy

6. 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.

The proposal is consistent with the above criteria; therefore each of the proposed lots would be permitted a secondary suite.

In addition to the above criteria, garden suites require a minimum lot area of 540m²; given that both of the proposed lots are less than 540m², neither would be permitted a garden suite.

Affordable Housing Strategy

7. 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

8. An Arborist report was submitted in conjunction with this application, which was prepared by Central Valley Arborist Consulting Ltd., dated December 15, 2022 (see Attachment C,

Figure 6). A total of three mature trees exist on the subject property and two are located off-site, in close proximity. According to the Arborist's recommendations, both off-site trees are to be retained and protected, with all three on-site trees 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.

9. 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

10. 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 exact dimensions of the proposed lots will be finalized.

Driveway and Parking Requirements

11. 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 2.7m and the minimum length is 5.5m. As per the Development Bylaw, the maximum driveway width is 6.0m and the minimum is 2.7m.
12. The applicant has submitted a proposed subdivision survey prepared by a BC Land Surveyor, which 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

13. Upon adoption of the 2016 Official Community Plan a greater and more purposeful emphasis was placed on making alternative forms of transportation such as walking, biking and public transportation delightful. Additionally, the 2016 OCP emphasized accommodating 75% of new growth in existing neighbourhoods, thereby increasing the demand on the City's existing social infrastructure including park and recreational spaces. In response, the City began negotiating the collection of Community Benefit Contributions (CBC) for residential and commercial developments at time of rezoning. With respect to residential developments staff has been recommending the collection \$625 per additional dwelling unit (\$225 per unit for transit and bicycling infrastructure improvements, \$200 for park enhancements, and \$200 for affordable housing). For the subject application, the recommended CBC based on this formula is \$625.

Site Development Considerations

14. A staff review of the Works and Services (dated June 6, 2022) necessary to support this application has been completed and is outlined within Attachment B, the details of which will

be incorporated into the Development Agreement, which is a recommended prerequisite for adoption of the Zoning Bylaw amendment.

15. 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.

Ministry of Transportation and Infrastructure Approval

16. The subject property is located within 800m of a controlled access intersection with Highway 1. As such, proposed Bylaw No. 3311-2023, “Abbotsford Zoning Bylaw, 2014, Amendment No. 467” requires approval from the Ministry of Transportation and Infrastructure (MoTI).

Communication Plan

If the zoning amendment bylaw is supported by Council, Bylaw No. 3311-2023, “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 467” will proceed to a Regular Meeting of Council, where it will be considered for 1st and 2nd readings. If supported by Council, the Rezoning Bylaw will proceed to a Public Hearing. The City will notify in writing the owners and occupiers of land within a 100 meter radius of the property and provide Council with copies of any feedback that is received.

The City received confirmation on January 3, 2023, that the applicant installed the required Development Notification Signage in accordance with the Development Application Procedures Bylaw, which requires the signage to be installed a minimum of three 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 1/20/2023 10:41 AM

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

The proposal meets the goals and objectives identified in the 2016 Official Community Plan, the Affordable Housing Strategy, and Council’s 2019-2022 Strategic Plan which identifies four

cornerstones: vibrant economy, complete community, fiscal discipline and organizational alignment. The proposal is consistent with the four cornerstones of Council's Strategic Plan.

SUBSTANTIATION OF RECOMMENDATION

Staff supports the rezoning of the subject property from Urban Residential Zone, Infill (RS3-i) to Infill Residential Zone (RS7) 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.

Stephanie Allen

Stephanie Allen
Assistant Planner
Signed 1/5/2023 3:05 PM

Blake Collins

Blake Collins
Director, Development Planning
Signed 1/19/2023 10:30 PM

Mark Neill

Mark Neill
General Manager, Planning and Development Services
Signed 1/20/2023 10:57 AM

ATTACHMENTS:

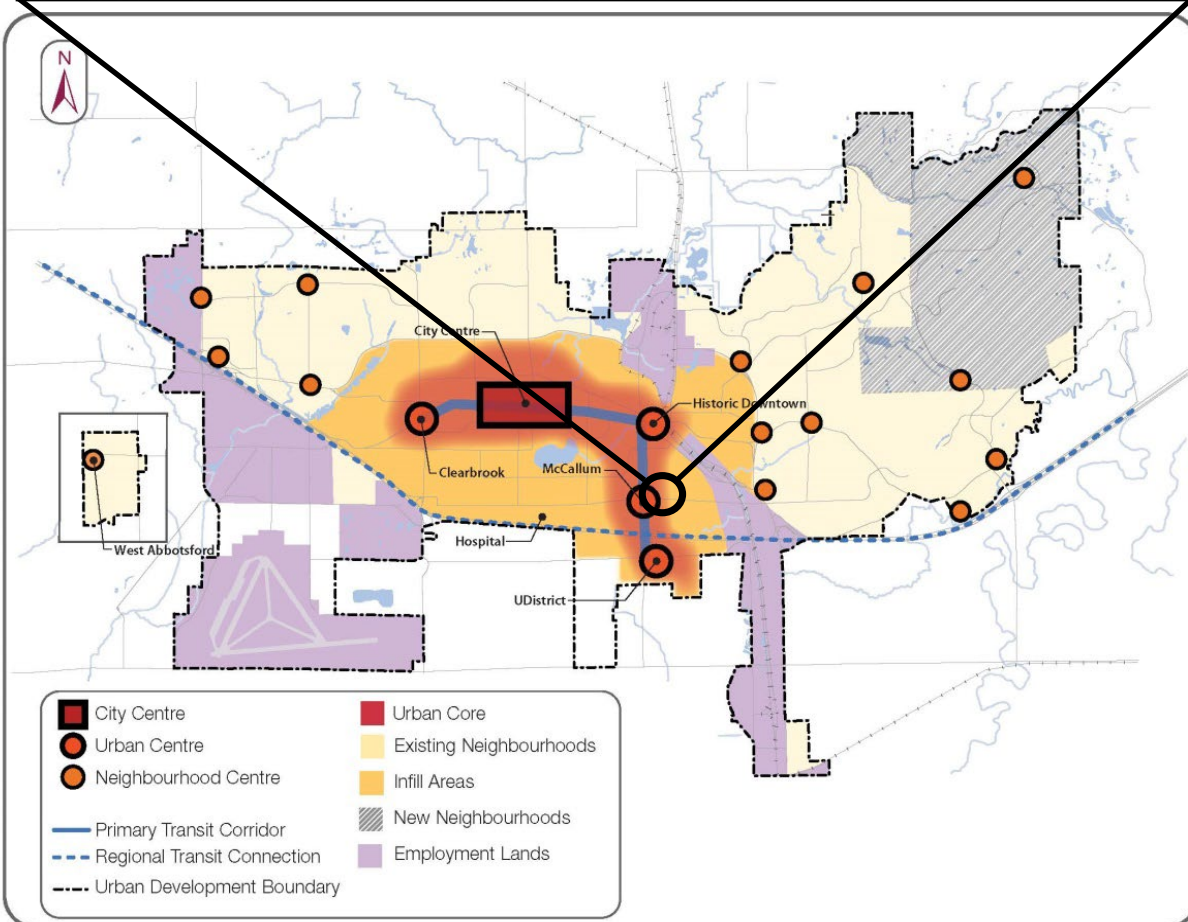
Council Figures 0-6

Attachment A - Draft Bylaw No. 3311-2023 Abbotsford Zoning Bylaw 2014 Amendment Bylaw No. 467

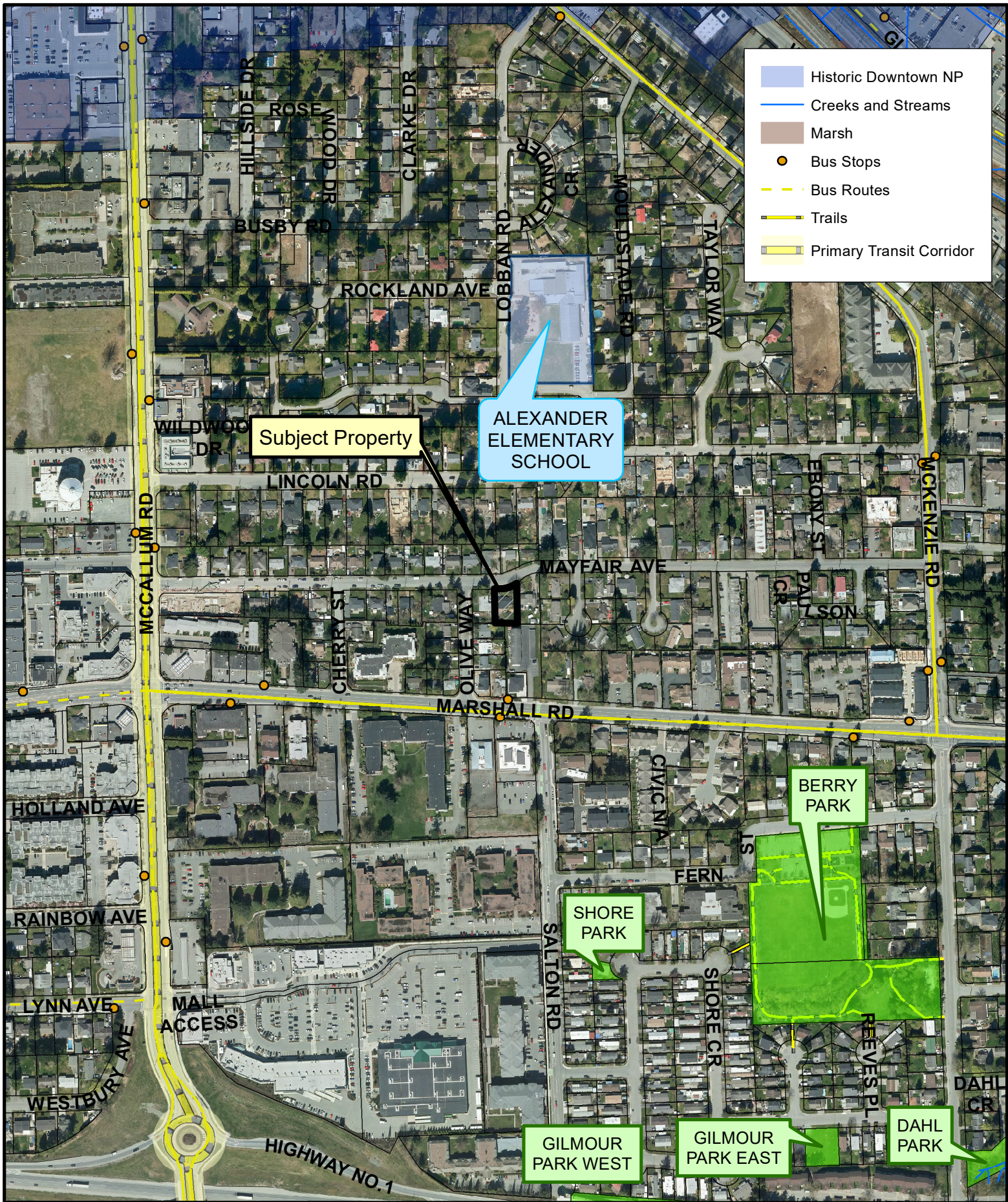
Attachment B - Rezoning Works & Services Report

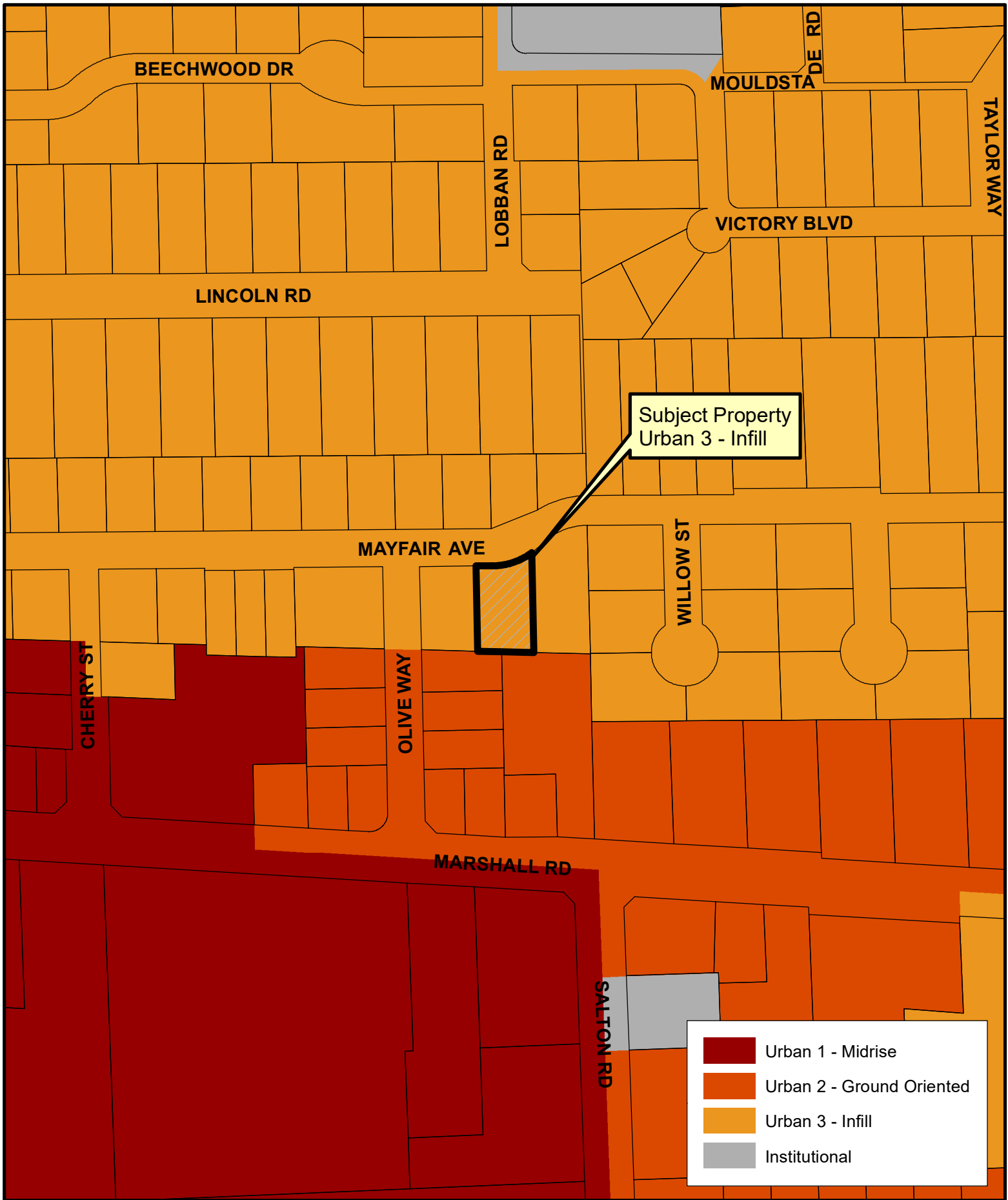
Attachment C - Arborist Report

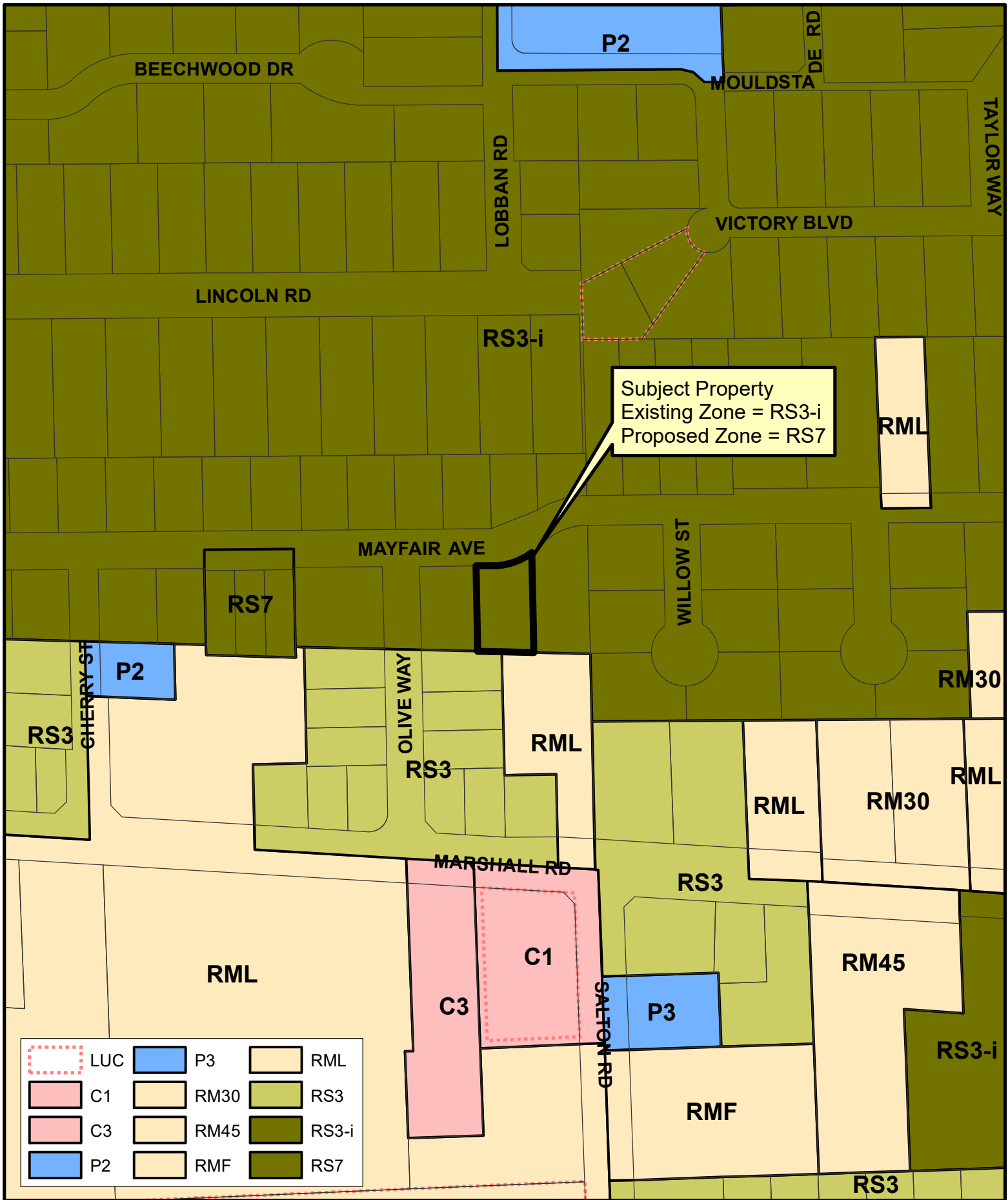
City Context Plan
File: PRJ22-030 Location: 33786 Mayfair Avenue



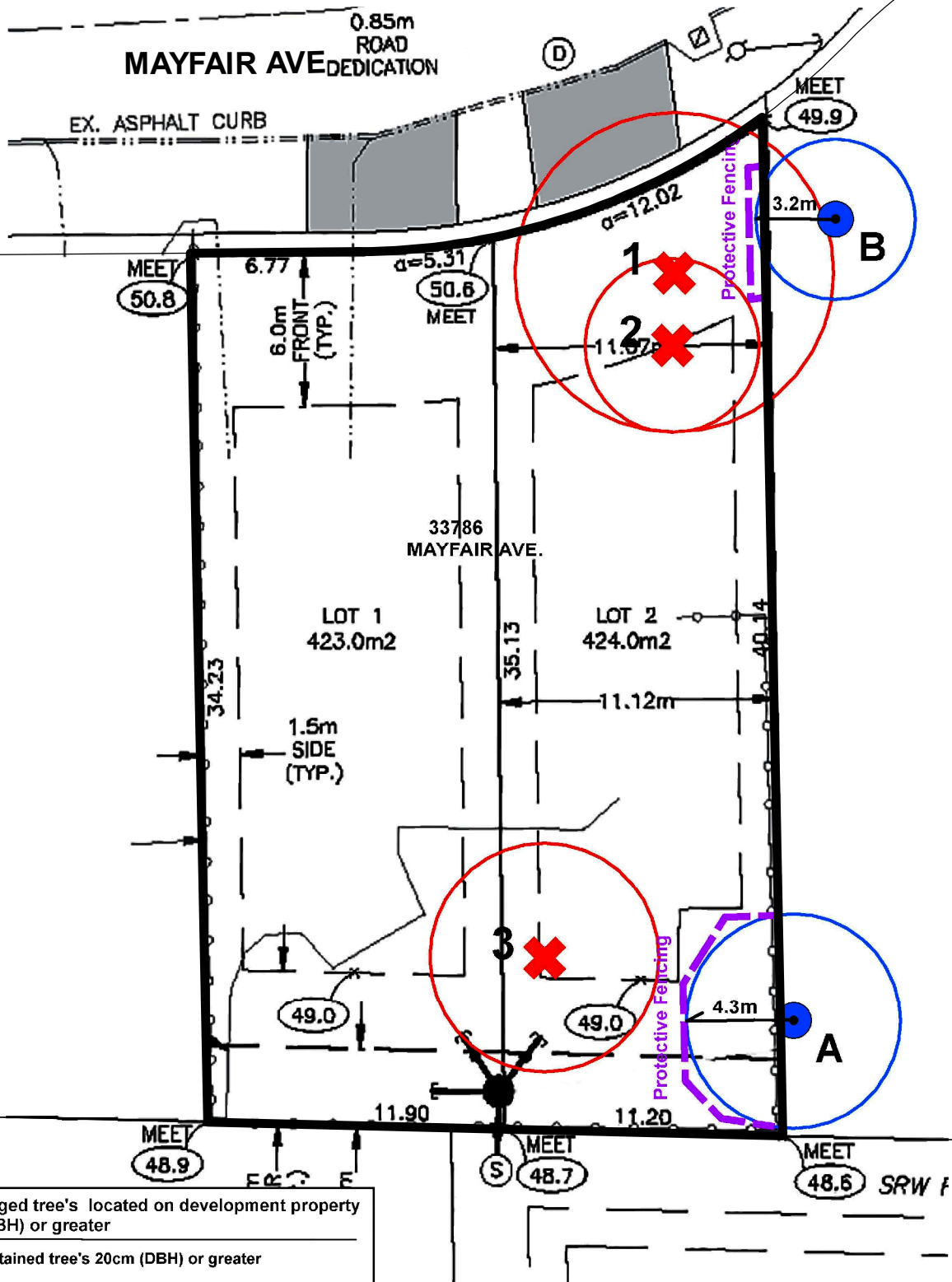












- 3 Total tagged tree's located on development property 20cm (DBH) or greater
- 0 Total retained tree's 20cm (DBH) or greater
- 3 Total removed tree's 20cm (DBH) or greater
- 2 Neighbouring trees located on adjacent properties (A, B)
- Denotes Protective Fencing

CITY OF ABBOTSFORD

ABBOTSFORD ZONING BYLAW, 2014, AMENDMENT BYLAW NO. 467

Bylaw No. 3311-2023

PRJ22-030

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

1. CITATION

Bylaw No. 3311-2023 may be cited as “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 467”.

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 33786 Mayfair Avenue:

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

To: Infill Residential Zone (RS7)

READ A FIRST TIME this	day of	, 2023
READ A SECOND TIME this	day of	, 2023
PUBLIC HEARING HELD this	day of	, 2023
READ A THIRD TIME this	day of	, 2023
APPROVED by the Minister of Transportation and Infrastructure this	day of	, 2023
ADOPTED this	day of	, 2023

CITY OF ABBOTSFORD

ABBOTSFORD ZONING BYLAW, 2014, AMENDMENT BYLAW NO. 467

Bylaw No. 3311-2023

PRJ22-030

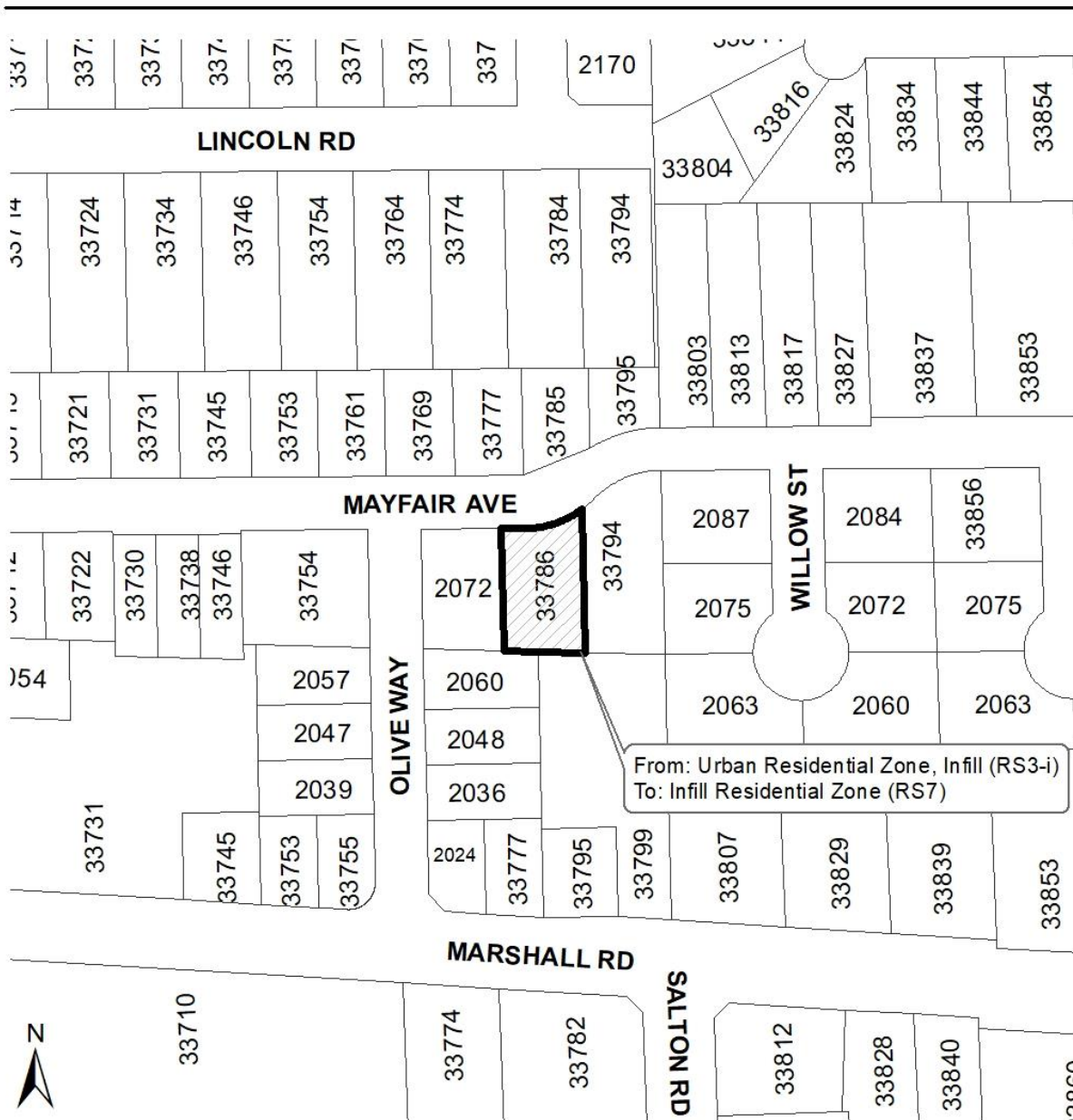
APPENDIX "A"

SCHEDULE BYLAW NO. 3311-2023

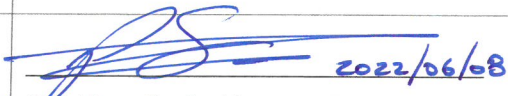
BEING ABBOTSFORD ZONING BYLAW, 2014,
AMENDMENT BYLAW NO. 467

FROM: **Urban Residential Zone, Infill (RS3-i)**

TO: **Infill Residential Zone (RS7)**



REZONING WORKS AND SERVICES REQUIREMENTS

File No:	PRJ22-030
Planner:	Stephanie Allen, Assistant Planner
Prepared By:	Laura Redpath, Development Technologist I
Approved By:	 FOR Sarb Toor, Senior Manager, Development Engineering
Date:	June 6, 2022
Applicant:	Rick Celinski
Development Property:	33786 Mayfair Avenue LOT 8 SECTION 15 TOWNSHIP 16 PLAN NWP15165 NWD PART NW 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 call Laura Redpath, Development Technologist 1 at 604-864-5690 or email her at lredpath@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 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.

Sewage Collection and Disposal

Upgrades not required.

Water Distribution Domestic and Fire Fighting

Upgrades not required.

Highways – Dedications and Rights-of-Ways

The OCP designates Mayfair Avenue as an Urban Local Road which is required to be a minimum 17.0m wide highway right-of-way.

On Mayfair Avenue a dedication of 0.45m to 0.85m is required along the full frontage of the Lands from the west property line to the east property line.

Urban Roadways - Construction

On Mayfair Avenue, along the full frontage of the Lands from the west property line to the east property line, pay cash in lieu of construction in the amount of \$14,864.55 (\$615 per meter x 24.17m) for half of an Urban Local standard road. This includes barrier curb and gutter, tree strips with soil, sidewalk, street lighting with LED fixtures, and road drainage.

Works & Services Security & Warranty Deposit

Provide as Security Deposit, the estimated construction cost plus 10% 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.

Development Cost Charges

Development Cost Charges (DCCs) shall be paid in accordance with the DCC Bylaws applicable to this file prior to final subdivision approval.



Central Valley Arborist Consulting Ltd.

Email: kwak@centralvalley.ca

REVISED
ARBORIST REPORT
For
33786 Mayfair Avenue
Abbotsford, BC

Prepared for: Sahib Punia
1285438 BC Ltd.
Abbotsford, BC

Prepared by: Brian Kwak
Certified Arborist ISA #PN #7306A
Qualified Tree Risk Assessor

Date: December 15, 2022

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Central Valley Arborist Consulting Ltd.

Email: kwak@centralvalley.ca

December 15, 2022

Sahib Punia
1285438 BC Ltd.
Abbotsford, BC

Introduction

The following revised arborist report has been prepared by Brian Kwak, (Certified Arborist) for the proposed development located at 33786 Mayfair Avenue, Abbotsford, BC.

On July 22, 2022, I received an email from Stephanie Allen, Assistant Planner with the City of Abbotsford, noting the City's comments/concerns within the First Review Letter and Works and Services Report. The following details the City's comments:

- 1). Update tree management plan to include road dedication and revise tree protection fencing for Tree A.
- 2). Explain or rectify trees missing from plan; and
- 3). Address potential conflict between trees, servicing, and lot grading.

On December 9, 2022, I re-attended the subject site because of the above noted comments from the City of Abbotsford. The following details my response and subsequent changes:

- 1). See attached revised development plan on page 4 of this report showing the future road dedication and the changes to the Tree Protection fencing for Tree A.
- 2). There are two plants at the rear of the lot, both of which are rhododendron bushes. Rhododendron bushes are not considered to be a bylaw tree. (This is the reason for their removal from the original site plan).
- 3). There are three on-site trees (Tree Tags 1, 2 and 3). Tree tag #1 conflicts with lot 2 building envelope and the future road dedication. Tree tag #'s 2 and 3 conflict with lot 2 building envelope.

Site Overview

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

On Site Evaluation

On December 9, 2022, I re-attended the site because of the City's comments within the First Review Letter and Works and Service Report. Please be advised there are no changes resulting from my reattendance to the site. There are three on-site trees with a DBH of 20 centimeters or greater and two

neighbouring trees labelled A and B which have been added to the report due their proximity to the subject site. (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 with a DBH of 20 centimeters greater recommended to be retained.

On-Site Trees to be REMOVED within the Subject Property

- There are 3 trees that require removal, (0 between 20 and 30 centimeters DBH and 3 trees with a DBH 30 centimeters or greater.) Of which there are:
 - 1 tree in direct conflict that have been assessed to have an “Overall health and Structural Rating” of “Normal” with a retention value rating of “Medium”.
 - 1 tree in direct conflict that have been assessed to have an “Overall health and Structural Rating” of “Moderate” with a retention value rating of “Medium”.
 - 1 tree in direct conflict that have been assessed to have an “Overall health and Structural Rating” of “Moderate” with a retention value rating of “Low”.

Off-Site Trees with in City Lands:

- Nil

Off Site Trees on Neighboring Private Property:

- Protect two neighbouring trees labelled A and B.

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 20-30cm to be removed (2 to1 quota), and three replacement trees for each bylaw tree >30cm DBH to be removed (3 to 1 quota). (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)

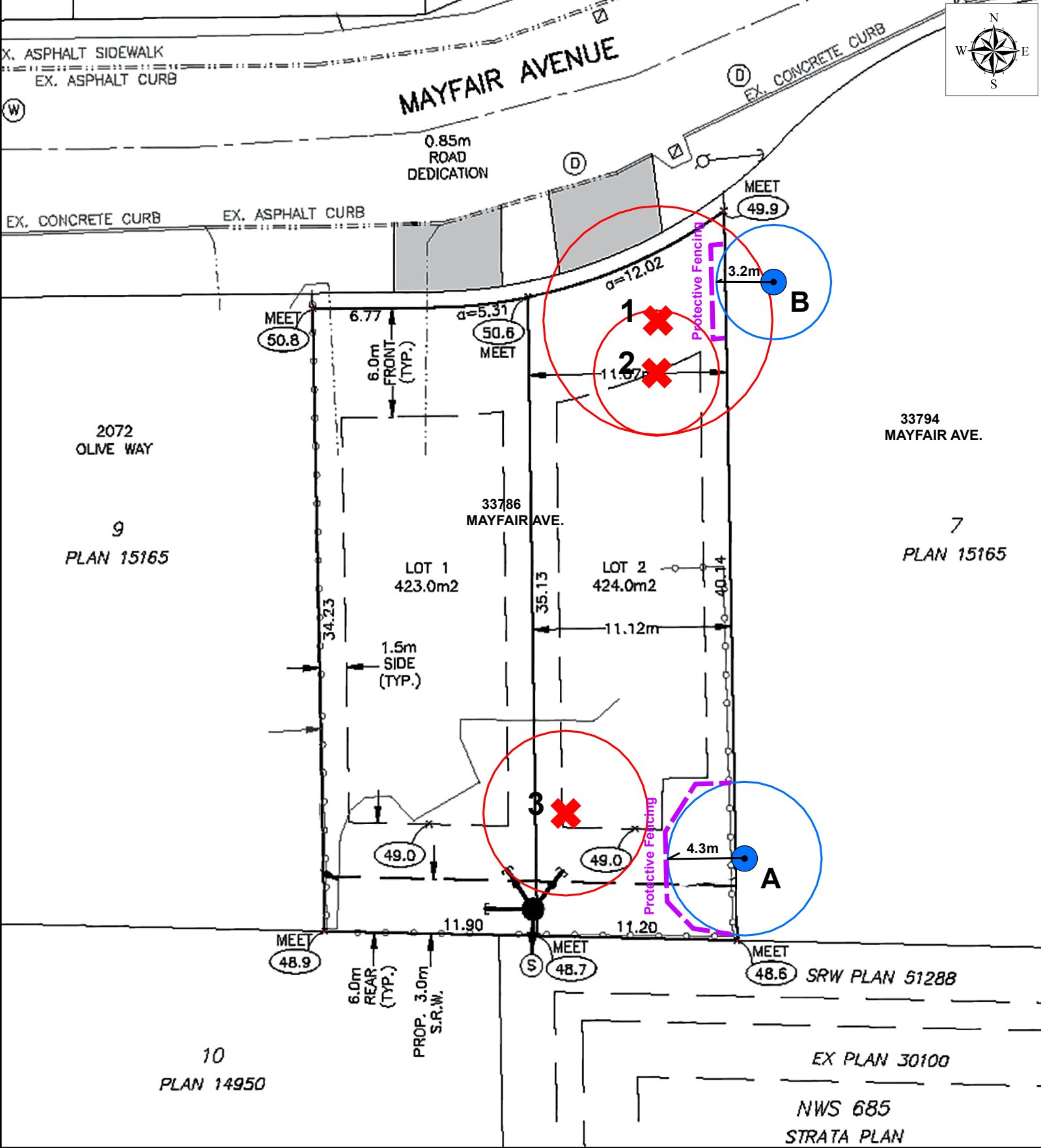
If there are any further questions, please do not hesitate to contact our office.

Respectfully submitted,



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





CENTRAL VALLEY
ARBORIST CONSULTING LTD.

Client:
Sahib Punia
285438 BC Ltd

Site Location:
33786 Mayfair Ave.
Abbotsford, BC

**3 Total tagged tree's located on development property
20cm (DBH) or greater**

- 0 Total retained tree's 20cm (DBH) or greater
- 3 Total removed tree's 20cm (DBH) or greater
- 2 Neighbouring trees located on adjacent properties (A, B)

■■■■■■■■■■■ Denotes Protective Fencing





Dec 13, 2022



Client:
Sahib Punia
285438 BC Ltd

Site Location:
33786 Mayfair Ave.
Abbotsford, BC

3 Total tagged tree's located on development property 20cm (DBH) or greater

- 0 Total retained tree's 20cm (DBH) or greater
- ✗ 3 Total removed tree's 20cm (DBH) or greater
- 2 Neighbouring trees located on adjacent properties (A, B)

■■■■■■■■■■ Denotes Protective Fencing



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: 33837 and 33853 Mayfair Ave, Abbotsford BC

Date: December 9, 2022

Tag #	Common Name	DBH (cm)	Overall Health & Structural Rating	Retention Value Rating	Comments	Retain/Remove	Tree Retention Comments	Root Protection Zone (m)
1	maple	60/30	normal	medium	Co-dominant stemmed at 1.3 meters above ground	remove	In direct conflict with proposed development	
2	dogwood	44	moderate	low	Irregular shaped crown – no branches on north side – hydro service through center of tree	remove	In direct conflict with proposed development	
3	apple	14/27 /17	moderate	medium	multi-stemmed	remove	In direct conflict with proposed development	
A	maple	24/30	moderate	medium	Two stemmed – no branches on north side	retain		4.3 meters
B	magnolia	>30	moderate	medium	Irregular shaped crown – Limbs on the north side of the tree have been pruned back	retain		3.0 meters

Central Valley Arborist Consulting Ltd - Tree Preservation Summary

Project Location:	33786 Mayfair Avenue Abbotsford, BC
Applicant/Developer:	Sahib Punia 1285438 BC Ltd. Abbotsford, BC
Consultant:	Central Valley Arborist Consulting Ltd PO Box 522, Station A, Abbotsford, BC, V2T 6Z7 Brain 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	There are 3 trees that require removal, (0 between 20 and 30 centimeters DBH and 3 trees with a DBH 30 centimeters or greater.) Of which there is: <ul style="list-style-type: none"> - 1 tree in direct conflict that have been assessed to have an "Overall health and Structural Rating" of "Normal" with a retention value rating of "Medium". - 1 tree in direct conflict that have been assessed to have an "Overall health and Structural Rating" of "Moderate" with a retention value rating of "Medium". - 1 tree in direct conflict that have been assessed to have an "Overall health and Structural Rating" of "Moderate" with a retention value rating of "Low". (See attached Rating Criteria on Page 5)	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: December 15, 2022

Summary Proposed and Submitted by:



Brian Kwak
Certified Arborist PN #7306A
Tree Risk Assessor



Photograph #1: View of Tree Tag #'s 1 and 2



Photograph #2: View of Tree Tag #3

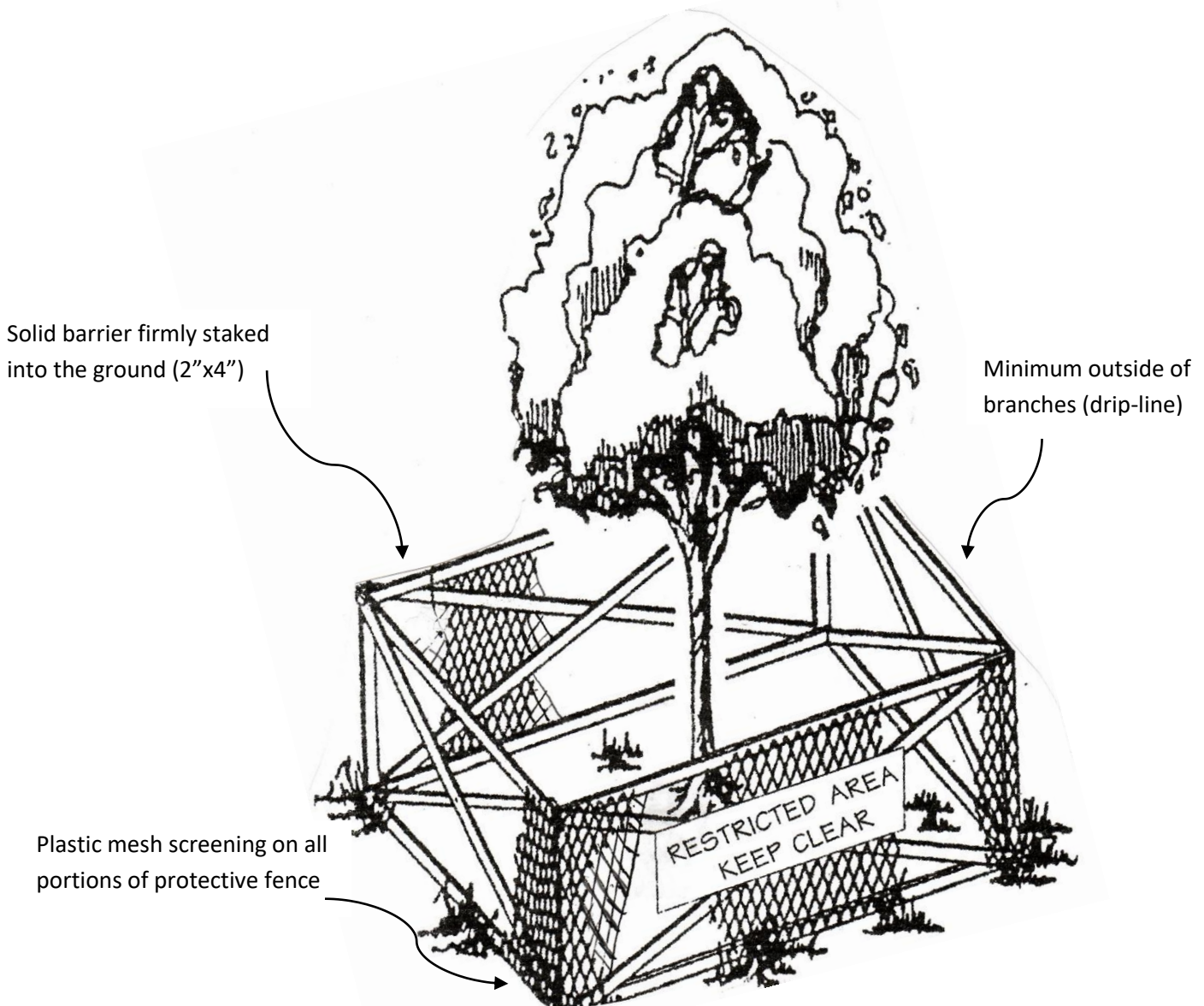


Photograph #3: View of neighbouring tree labelled "A":



Photograph #4: View of neighbouring tree labelled "B"

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

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- Central Valley Arborist Consulting Ltd; 2015 to present
- Central Valley Tree and Arborist Services Ltd; 2011 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 Qualified Tree Risk Assessor (TRAQ)
- Consulting Arborist; July 2011 – Present
- Member: International Society of Arboriculture (ISA)
Pacific Northwest Chapter of Arborist
- Over 35 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 #2020-120721 – White Rock #00024576
- Work Safe BC – 961482-AA

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