



COUNCIL REPORT

Regular Council

Report No. PDS 052-2024

Date: April 03, 2024

File No: 3100-05 PRJ21-127

To: Mayor and Council
From: Allan Campeau, Planner
Subject: Rezoning application (34142 Fraser Street)

RECOMMENDATION

1. That Bylaw No. 3391-2024, “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 519”, be given first, second and third readings; and
2. That prior to adoption of Bylaw No. 3391-2024, “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 519”, the following conditions be satisfied:
 - (a) entering into a development agreement and/or providing cash-in-lieu payments to secure the required road and utility upgrades and extensions, in accordance with Development Bylaw, 2022 as detailed in the Works and Services Report;
 - (b) providing a Community Benefit Contribution of \$1,250 for future transit and cycle infrastructure, park improvements, and affordable housing;
 - (c) obtaining Ministry of Transportation and Infrastructure approval of Bylaw No. 3391-2024, “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 519”; and
 - (d) 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) and Duplex Residential Zone, Infill (RS4-i) to allow a three lot subdivision consisting of one single detached residence/lot and a lot that will utilized for a duplex.

SUMMARY OF THE ISSUE

The applicant proposes to rezone the subject property from Urban Residential Zone Infill (RS3-i) to Infill Residential Zone (RS7) and Duplex Residential Zone, Infill (RS4-i) and to facilitate a subdivision and construction of a Single Family Dwelling and a Duplex. The application is consistent with the Urban 3 – Infill land use designation in the Official Community Plan. The existing single detached dwelling will be demolished prior to subdivision approval. Staff support the proposed rezoning.

BACKGROUND

Applicant:	Evertex Engineering Ltd. (Contact: Gagan Oberoi)
Registered Owners:	Harbhajan S. Sasan
Legal Description:	Lot 161 Section 15 Township 16 New Westminster District Plan 61148
OCP Designation:	Urban 3 – Infill
Existing Zoning:	Urban Residential Zone, Infill (RS3i)
Proposed Zoning:	Infill Residential Zone (RS7) and Duplex Residential Zone, Infill (RS4-i)
Site Area:	1,012 m ² (10,893 ft ²)
Site Description:	The subject property is located on Fraser Street within an established residential neighbourhood. The property contains a single detached dwelling.
Surrounding Uses:	N: Fraser Street; beyond multi-family residential (zoned RM16); S: Single detached residential (zoned RS3-i); E: Single detached residential (zoned RS3-i); and W: Single detached residential (zoned RS3-i).

DISCUSSION

Context

1. The proposed development is located southwest of the intersection of Fraser Street and Glenwill Avenue. The surrounding neighbourhood consists mostly of single detached dwellings and a townhouse development immediately north of the subject property. Renton/Sentinel Park is located approximately 255m away to the southeast, Grosvenor Park 350m to the northeast and Yale Court Park and Lonzo Creek Parks located within 650m to the east. Commercial services are available to the west in Historic Downtown Abbotsford, along Old Yale Road Road/Essendene Avenue.

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) and Duplex Residential Zone, Infill (RS4-i) to allow for a three lot subdivision. The proposed lots have approximate areas of 450m², 273m² and 288m² and front lot line lengths of 12.8m, 9m and 9m respectively (see Figure 6).
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, a minimum lot depth of 22.5m. The proposed lot complies with the minimum interior lot subdivision regulations of the RS7 Zone. The Subdivision Regulations within the RS4-i Zone require a minimum lot size of 270m² for new interior lots when a duplex is constructed on the Interior Side lot line (as is the case in this instance) with a minimum front lot line length of 9.0m, and a minimum lot depth of 25m. The proposed lots comply with the minimum interior lot subdivision regulations of the RS4-i 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.

The proposed RS7 lot is consistent with the above criteria; therefore this proposed lot would be permitted a secondary suite.

In addition to the above criteria, garden suites require a minimum lot area of 540m²; given that the proposed lot is less than 540m², the RS7 lot would not be permitted a garden suite.

The RS4-i lots (duplex) would not be permitted secondary suites.

9. 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.

Affordable Housing Strategy

10. 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

Steep Slopes Development Permit

11. As per the OCP, the subject property is located within the Steep Slope Development Permit area, as shown on Figure 5. The Steep Slope Development Permit area guidelines are intended to allow land to be used for its intended purpose, while also protecting residents and property from the potential risk of natural hazards. In some cases, development on or near steep slopes is unavoidable and requires measures during site and building design, construction, and long terms maintenance to minimize the associated risks. Therefore, in conjunction with this proposal, the applicant has provided a Geotechnical Report, prepared by Evertek Engineering Limited (see Attachment C) which confirms that:

- the proposed building site is considered to be safe for the use intended without requirements for hazard-mitigating design measures;
- a minimum of 8m setback between a proposed building and the crest of the slope should be maintained for maintaining slope stability;
- a covenant be registered on title of the proposed lots to maintain the recommended 8m setback from the crest of the slope and to prevent disturbance of the slope.

The Director, Development Planning has confirmed (consistent with exemption criteria contained within the OCP) that a SSDP exemption can be granted for the subject site based upon the geotechnical assessment provided as it has been demonstrated that the proposed development will not be in conflict with the Development Permit Guidelines and that only a small portion of the property (southeast corner) is where a slope of 20% to 29% exists.

The recommendations outlined in the Geotechnical Report are anticipated to be secured as part of the subdivision approval process should Council favorably consider this application.

Tree Protection, Removal and Replacement

12. An Arborist report was submitted in conjunction with this application, which was prepared by Central Valley Tree and Arborist Services Ltd., dated June 16, 2023 (see Attachment B). A total of eight mature trees exist on the subject property. According to the Arborist's recommendations seven trees are proposed to be removed as they are either located within the proposed building envelopes or are hazardous. If an exemption is granted for a SSDP, the applicant will be required to obtain a Tree Cutting Permit and secure for replacements in accordance with the Tree Protection Bylaw.
13. 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

14. The proposed preliminary subdivision layout (refer to Figure 6) to create a three 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

15. 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 for a single family lot and a maximum 6.0m driveway width and minimum width of 3.0m for a duplex lot.
16. The applicant has not submitted a proposed subdivision survey prepared by a BC Land Surveyor at this stage, however, the approximate lot dimension are shown on Figure 6. The proposed subdivision plan confirms that the proposed lots meet the minimum required lot width and depth; therefore staff have no concerns with both lots being able to accommodate the required parking spaces.

Community Amenity Contributions/ Community Benefit Contributions

14. 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 detached developments, the voluntary cash-in-lieu contribution is \$5,000 per new 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 this application was received prior to September 11, 2023, the applicant has proposed a community contribution under the previous Community Benefit Contribution (CBC) policy. The recommended CBC is \$1,250 (\$625/unit).

Site Development Considerations

17. A staff review of the Works and Services (dated October 19, 2023) necessary to support this application has been completed and is outlined within Attachment A, the details of which will be incorporated into the Development Agreement, which is a recommended prerequisite for adoption of the Zoning Bylaw amendment. A notable requirement of the attached Works and Services requirements is:
- Provision of an \$11,250 (\$3,750 per unit) cash-in-lieu contribution towards the designs and construction of a full traffic signal at Park drive and Old Yale Road.
18. 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

19. The subject property is located within 800m of a controlled access intersection with Highway 1. As such, proposed Bylaw No. 3391-2024, "Abbotsford Zoning Bylaw, 2014, Amendment No. 519" requires approval from the Ministry of Transportation and Infrastructure (MoTI).

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. 3501-2024 will be considered for 1st, 2nd and 3rd reading at an upcoming Regular Council meeting.

The City received confirmation on November 7, 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

Any capital works implications arising from this application have been addressed through the rezoning process.

Any fees and charges collected, as mentioned in the recommendation section, will be credited to City's various revenue or deposit accounts.

Komal Basatia

Komal Basatia
General Manager, Finance and Procurement Services
Signed 3/27/2024 3:02 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 (RS7) and Duplex Residential Zone, Infill (RS4-i) to permit a three lot residential subdivision (one single detached lot and a duplex lot) 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.

Allan Campeau

Allan Campeau
Planner
Signed 3/1/2024 3:01 PM

Blake Collins

Blake Collins
Director, Development Planning
Signed 3/26/2024 10:01 PM

Mark Neill

Mark Neill
General Manager, Planning and Development Services
Signed 4/2/2024 11:23 AM

ATTACHMENTS:

PRJ21-127 Council Figures 0-7

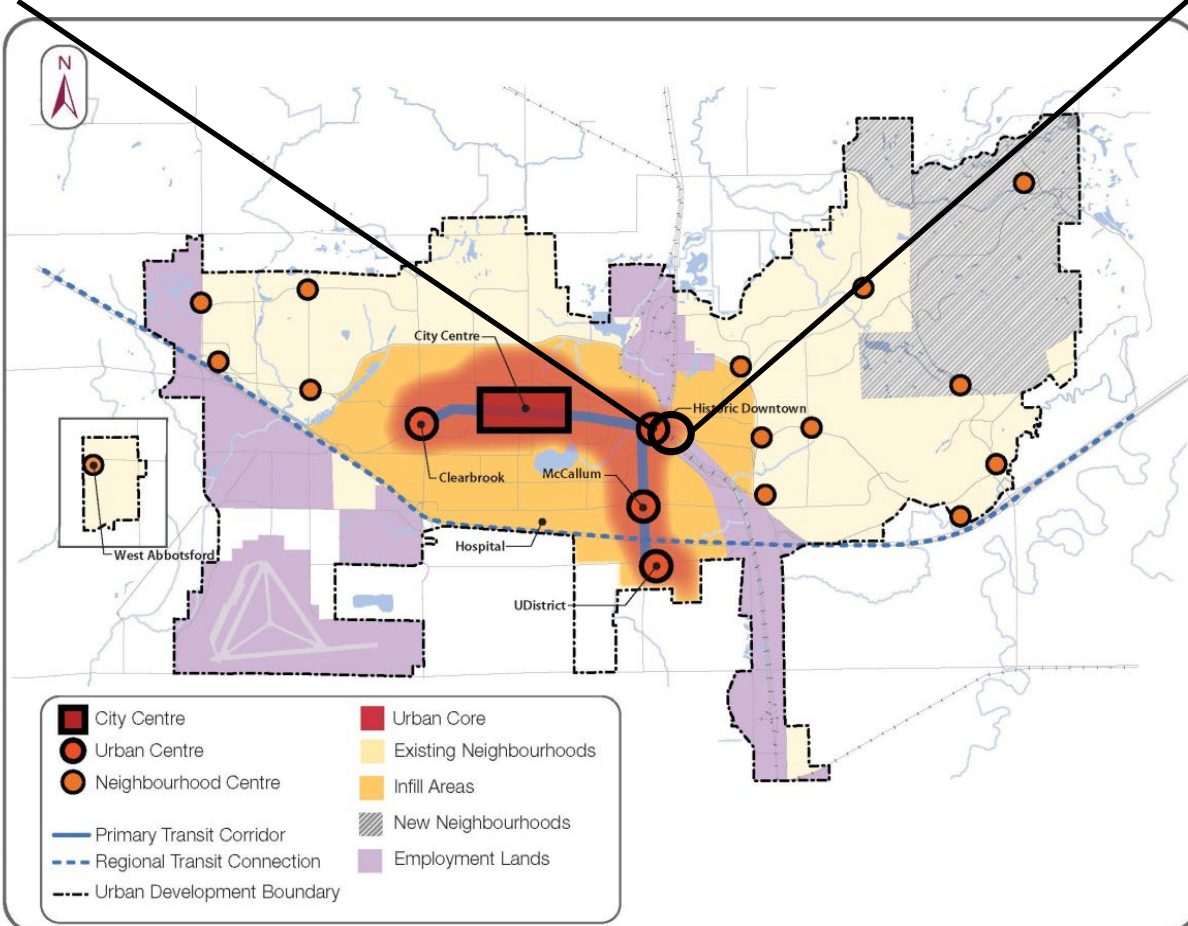
Attachment A - Draft Bylaw No. 3391-2024, Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 519

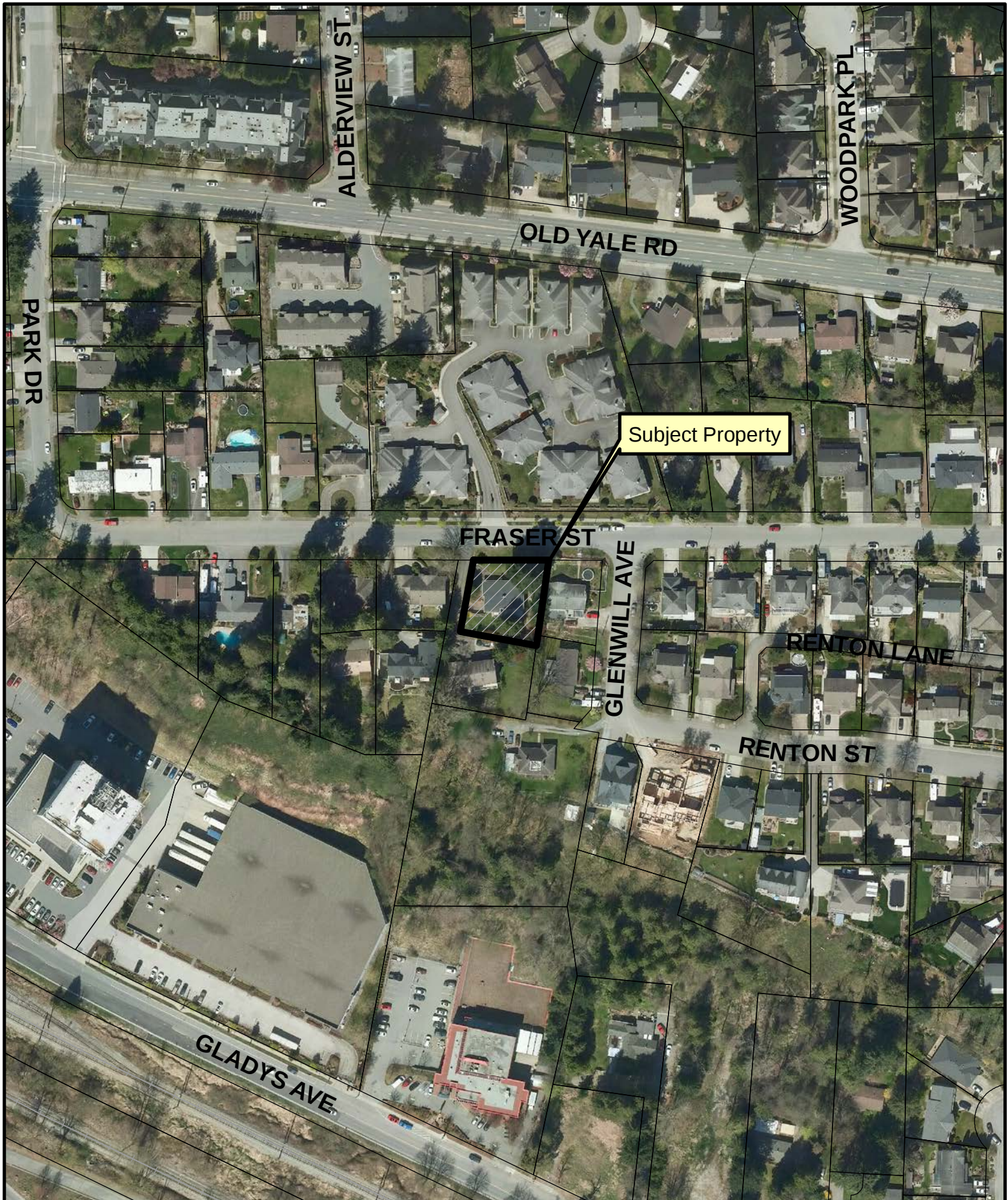
Attachment B - Works and Services Report

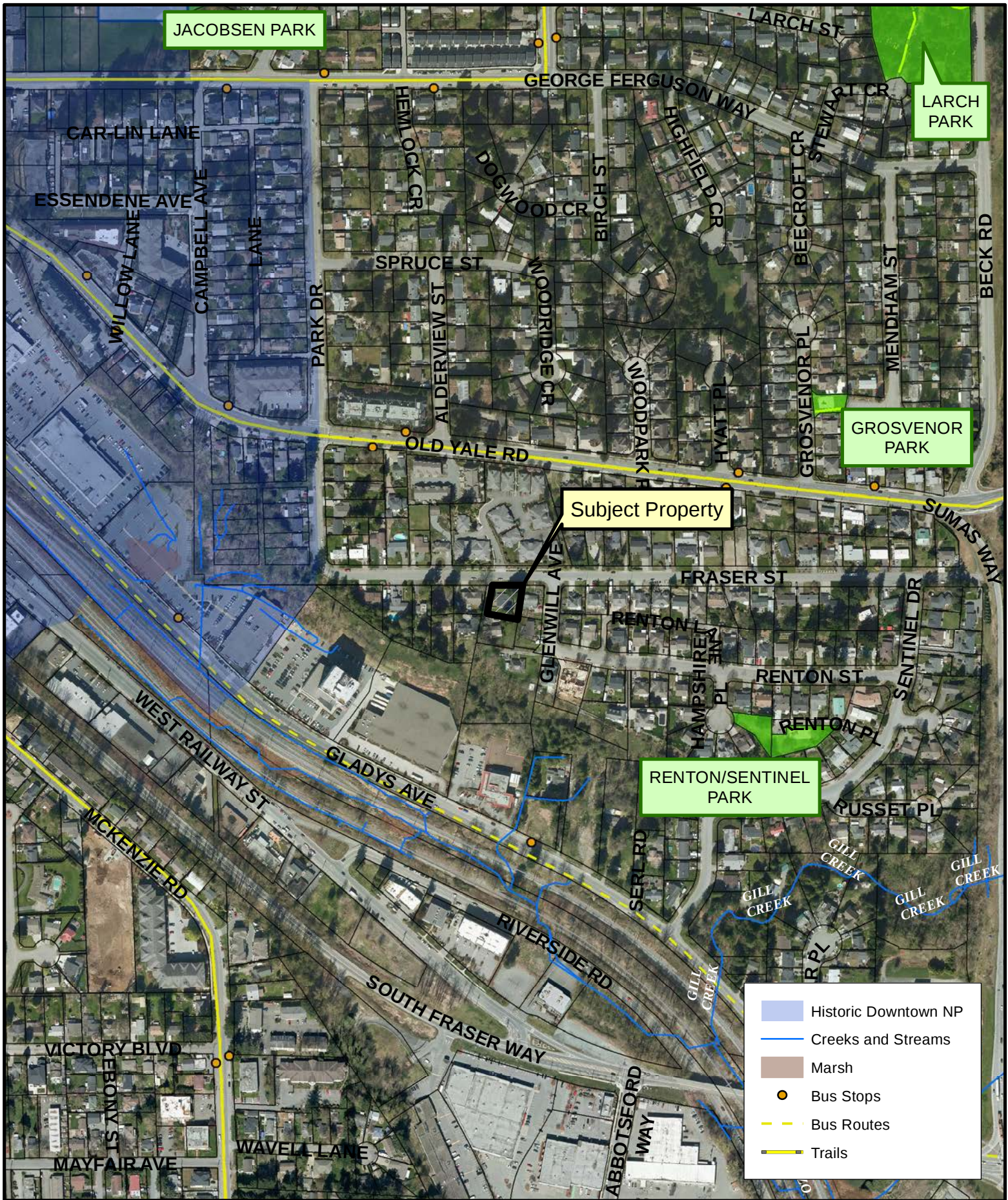
Attachment C - Arborist Report

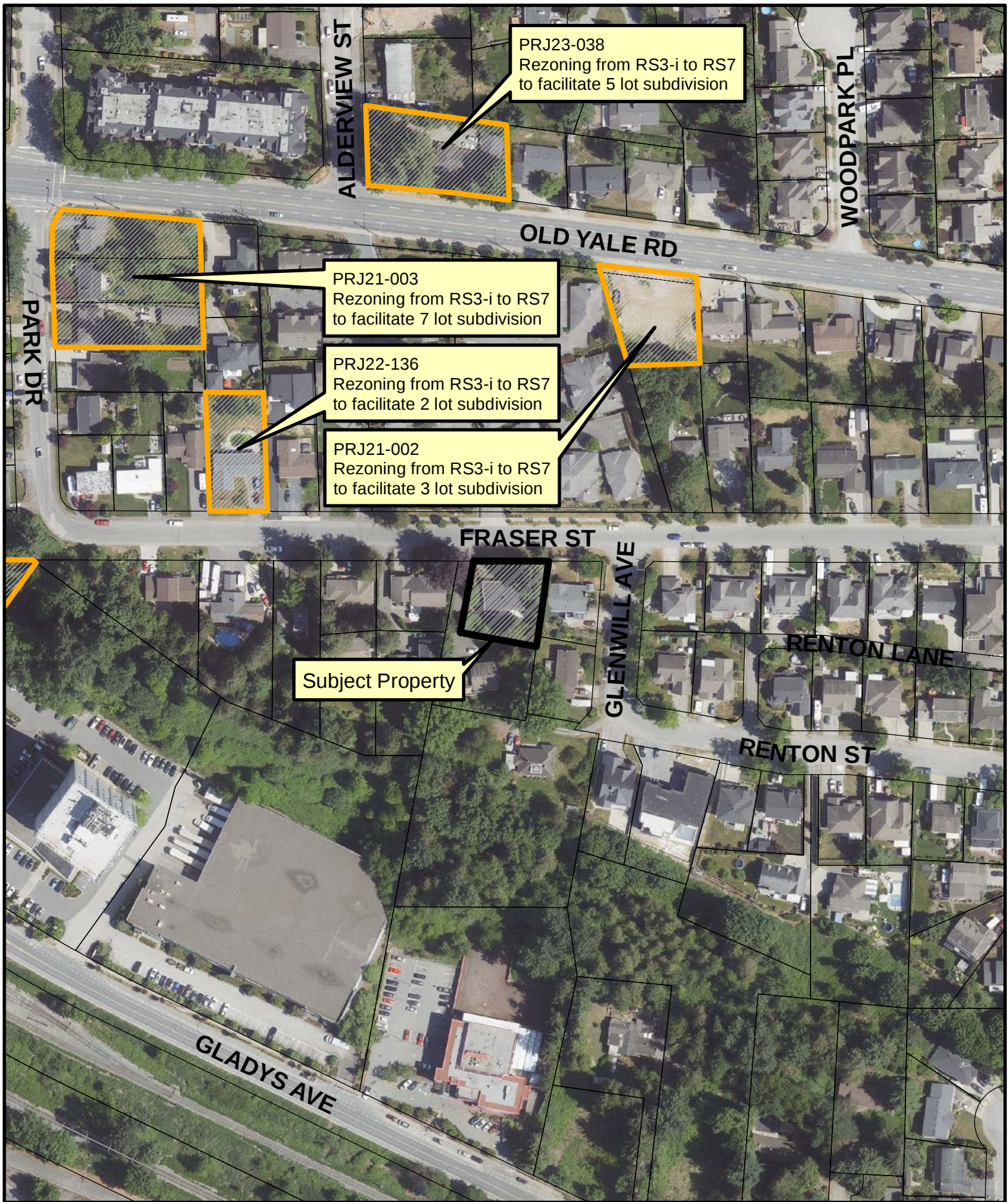
Attachment D - Geotechnical Report

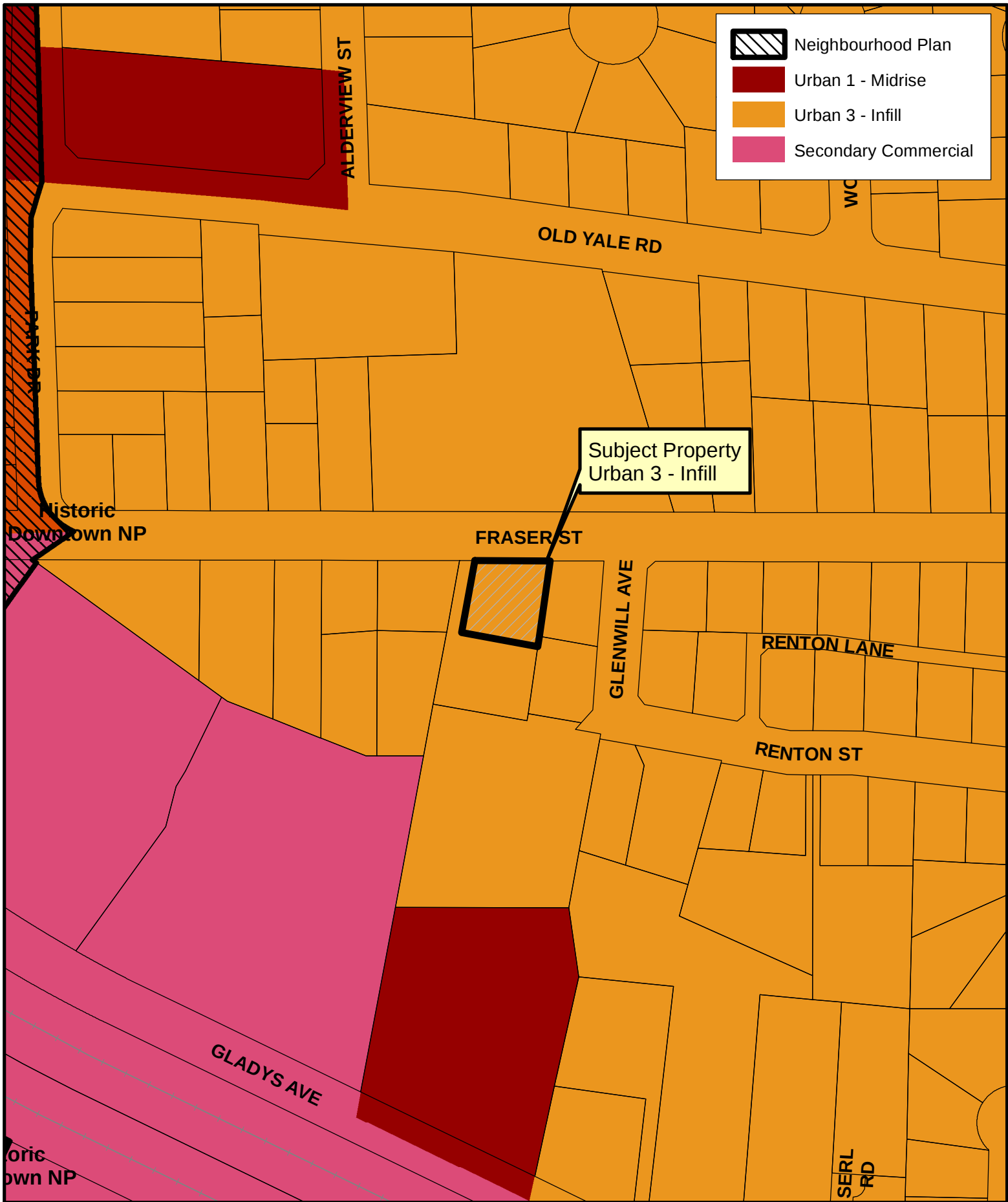
City Context Plan
File: PRJ21-127 Location: 34142 Fraser Street

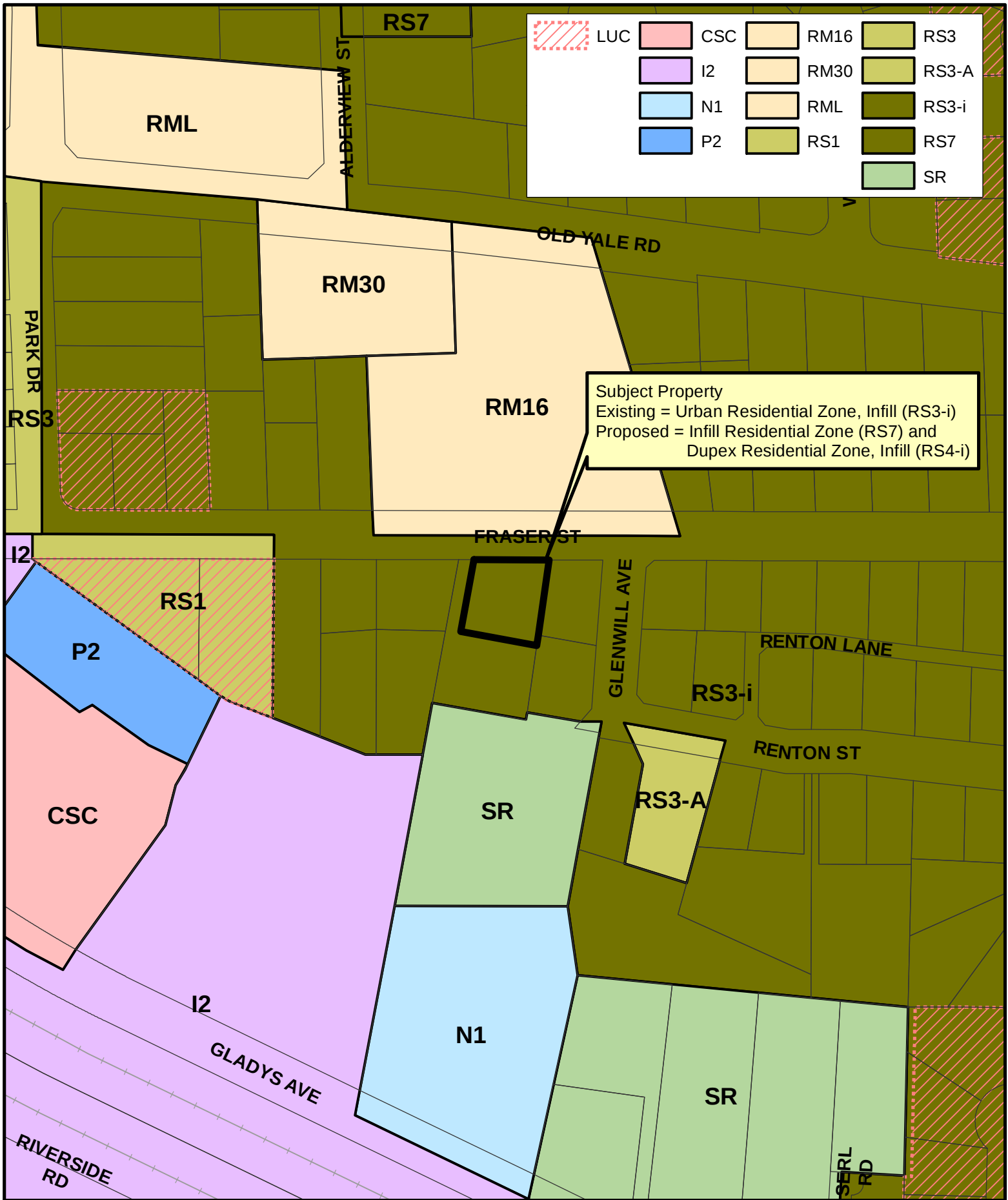






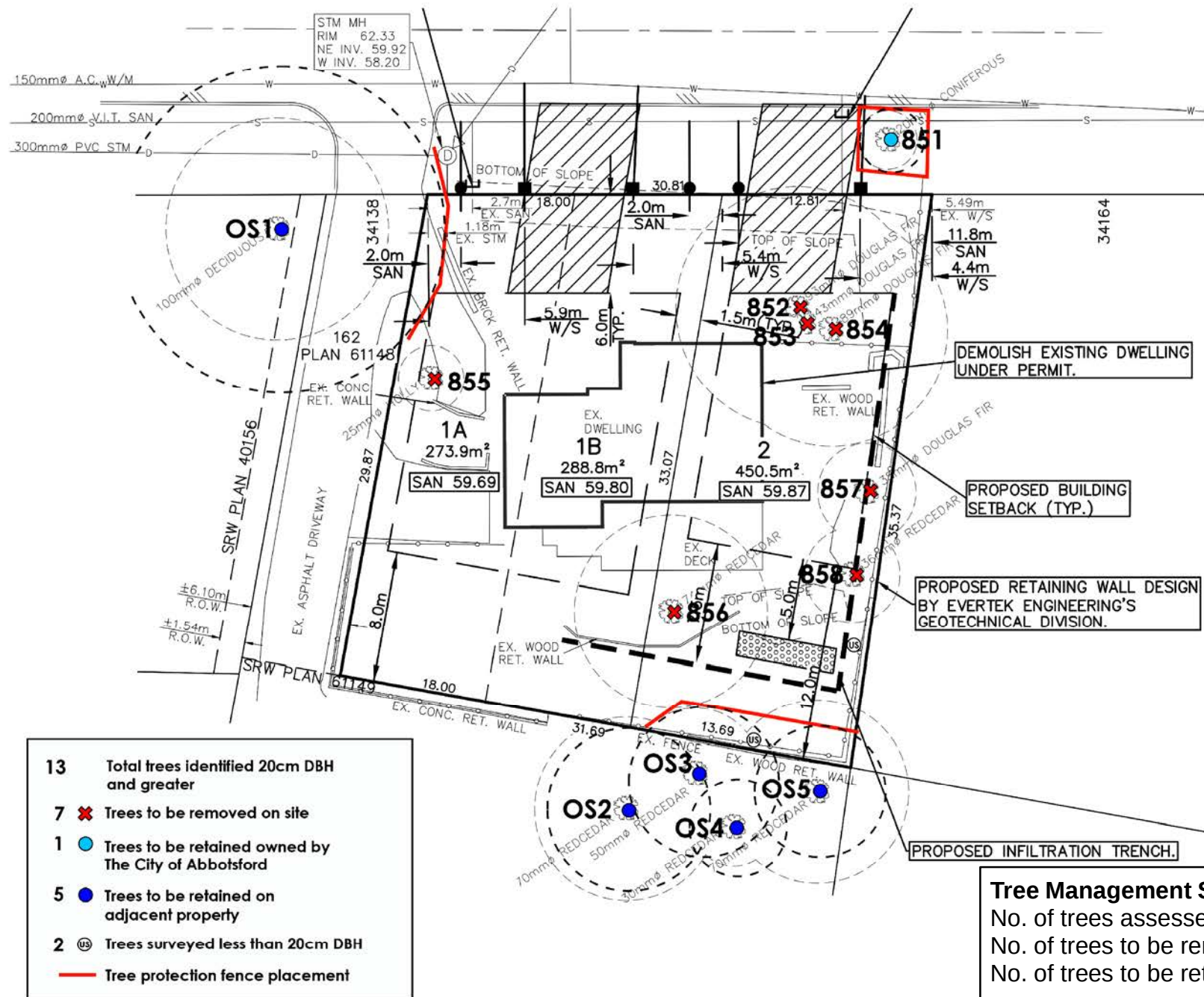












CITY OF ABBOTSFORD

ABBOTSFORD ZONING BYLAW, 2014, AMENDMENT BYLAW NO. 519

Bylaw No. 3391-2024

PRJ21-127

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

1. CITATION

Bylaw No. 3391-2024 may be cited as “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 519”.

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 34142 Fraser Street:

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

To: Infill Residential Zone (RS7) and Duplex Residential Zone, Infill (RS4-i)

READ A FIRST TIME this	day of	, 20__
READ A SECOND TIME this	day of	, 20__
READ A THIRD TIME this	day of	, 20__
APPROVED by the Minister of		
Transportation and Infrastructure this	day of	, 20__
ADOPTED this	day of	, 20__

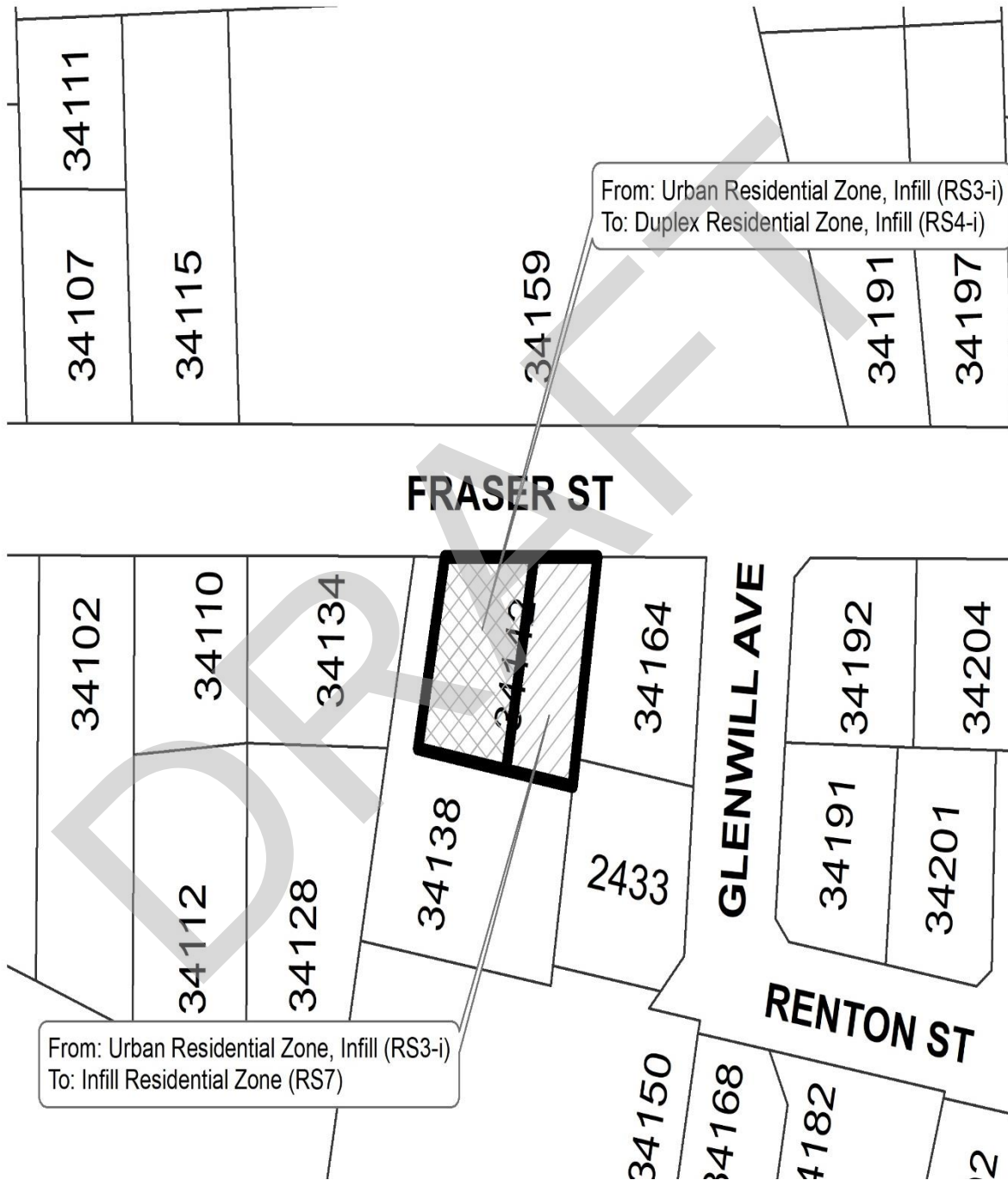
CITY OF ABBOTSFORD

ABBOTSFORD ZONING BYLAW, 2014, AMENDMENT BYLAW NO. 519

Bylaw No. 3391-2024

PRJ21-127

APPENDIX "A"



REZONING WORKS AND SERVICES REQUIREMENTS

File No:	PRJ21-127
Planner:	Allan Campeau, Planner
Prepared By:	Kelsey Baldwin, Development Technologist I
Approved By:	 Sarb Toor, Senior Manager, Development Engineering 23/10/19
REVISED Date:	October 17, 2023
Applicant:	Gagan Oberoi, Evertek Engineering Ltd.
Development Property:	34142 Fraser Street Lot 161 Section 15 Township 16 New Westminster District Plan 61148

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 Saakaar Sharma, Development Technologist 1 at 604-864-5548 in regard to this report and any other servicing matters relating to this application.



REQUIREMENTS

Drainage Collection and Disposal

On Fraser Street, along the full frontage of the Lands from the west property line to the east property line, provide cash in lieu of construction of a 300mm storm drainage system in the amount of \$24,015 (\$1,601/m x 30m x 50%).

Provision of enough space is needed for onsite infiltration facilities.

Water Distribution Domestic and Fire Fighting

On Fraser Street, 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 \$15,500 (\$1,000/lin. m x 31 m x 50%) for a minimum 200 mm diameter water main to provide potable water and fire flows to the Lands.

Urban Roadways - Construction

On Fraser Street, along the full frontage of the Lands from the west property line to the east property line, provide cash in lieu in the amount of \$18,948 (\$615 per meter x 30.81 meters) toward future half road construction to an Urban Single Family Local standard road with Urban Highway design features as per Standard Drawing ES-R-7.

Traffic/Pedestrian/Cyclists/Transit

Provide an \$11,250 (\$3,750 per unit) cash-in-lieu contribution towards the designs and construction of a full traffic signal at Park Drive and Old Yale Road.

Rezoning Development Agreement Preparation Fee

Pay \$500 Development Agreement preparation fee.

Erosion and Sediment Control

All works shall be performed in substantial conformance with the City's Development By-law, the Provincial 'Land Development Guidelines' and the City's Erosion and Sediment Control Bylaw, in the control and prevention of erosion and sediment during all phases of construction. No release of silt, sediment laden waters or deleterious substances is permitted into any existing City storm or drainage system during any phase of development of the Lands.

The ESC Plan requires 4 drawings, each indicating the ESC methods for that stage of construction;

- site preparation
- site servicing
- building construction
- warranty period



Revised

ARBORICULTURAL REPORT

For

34142 Fraser Street,

Abbotsford, BC

Client: Viraaj Homes

c/o Evertex Engineering
info@evertexengineering.com

Author: Jason Emery
Certified Arborist PN-8228A
Qualified Tree Risk Assessor

Date: June 16, 2023

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P.O. Box 82, Station A
Abbotsford, BC V2T 6Z4
Phone: 604-853-1986

TREE & ARBORIST SERVICES LTD.

June 16, 2023

Viraaj Homes
c/o Evertek Engineering
info@evertekengineering.com

Introduction

The following arborist report has been prepared by Jason Emery (Certified Arborist) for the proposed development located at **34142 Fraser Street, Abbotsford, BC.**

On June 3, 2023, Central Valley Tree & Arborist Consulting Ltd was retained by Evertek Engineering to undertake the following:

- 1) Attend the above proposed development property to assess the existing trees and to give a tree inventory with the intent of making recommendations for removal and preservation.
- 2) To evaluate the suitability for tree retention based on the health, structure and location of the trees in relation to the proposed building envelopes and infrastructure.
- 3) Outline the existing condition of the trees on and adjacent to the property and summarize the proposed tree removals and retention trees.
- 4) Suggested guidelines for protecting the remaining trees during the construction process.
- 5) If applicable, recommend arboricultural prescriptions in order to facilitate increased tree retention.

Note: The purpose of this report is to ensure the development project is in accordance with the City of Abbotsford Tree Preservation Bylaw #1831-2009.

1.0 Site Overview

The subject site consists of one residential property proposed for development. The proposed development plan is for the creation of 2 new lots. Lot 1 to be rezoned to RS4-1 (Strata duplex) and Lot 2 to RS7. The area of the property is approximately 0.25 acres. The topography of the site is slightly sloped with a southern aspect. The southeast corner of the property falls under Steep Slope Development Permit (SSDP). There is an existing residential home on the property that will need to be demolished prior to construction. The two new lots are to be accessed from Fraser Street.

2.0 On Site Evaluation

I attended the site to inventory and assess the trees. Information was documented with respect to location, common name, botanical name, diameter at breast height (DBH), overall health and structural

condition, retention suitability and size of required root zone protection. The trees were tagged and are numbered 851 – 858 for identification purposes. In total there are 8 trees with a DBH 20 centimeters or greater located on the proposed development property. Included in this report are 5 trees located on the adjacent properties. These trees have been added because of their proximity to the development property. (See attached Tree Inventory pg. 6 & Site Plan pg. 16 for Details)

Note: The rating criteria for “Overall Tree Health and Structural Condition” and “Tree Retention Value Rating” is located on page 5 of this report.

3.0 Tree Retention and Removal

3.1 On-Site Trees to be RETAINED within the Subject Property

- There are **0 trees** to be retained with respect to this project.

3.2 On-Site Trees to be REMOVED within the Subject Property

- There are **7 trees** that require removal to accommodate this project. Of the 7 trees requiring removal, 1 tree has a DBH between 20-30 centimeters and 6 trees have a DBH of 30 centimeters and greater.

3.3 Trees Located on City of Abbotsford Land

- **PROTECT 1** tree located at northeast corner of property (Tree ID 851).

3.4 Off-Site Trees on Adjacent Private Property

- **PROTECT 5** trees located on adjacent properties. (Tree ID OS1 – OS5).

4.0 Tree Replacement

The replacement requirements will be confirmed by the city in relation to their policies.

The replacement trees must meet city requirements for minimum stock size at planting (i.e. 6 cm DBH for deciduous species and 2.5 meters height for coniferous species) and criteria. (See attached Tree Preservation Summary pg. 7)

Any tree species will be acknowledged as a replacement tree as long as they are **NOT**:

- a hedging species such as Smaragd cedar or equivalent;
- a shrub such as yew or laurel bush;
- a palm tree; and
- a “dwarf” variety

Replacement trees must meet plant condition and structure requirements as stated in “BC Landscape Standard” of the BCSLA/BCLNA and “Canadian Standards for Nursery Stock” of the CNTA.

Replacement trees must be planted at least 1-meter from all property lines, 3-meters away from another tree and must not be planted in a hedge formation.

Trees with mature heights of over 5-meters are NOT to be planted under BC Hydro powerlines. In addition, any tree is not to be planted within 3-meters of BC Hydro powerlines.

Large evergreen trees such as Western Redcedar, Western Hemlock and Douglas Fir will **NOT** be an acceptable species for planting in small backyards or small front yard areas.

If the proposed development cannot accommodate the replacement trees required, the owner will be required to pay cash-in-lieu to the City of Abbotsford in the amount of three hundred dollars (\$300.00) plus applicable taxes for each replacement tree that cannot be accommodated.

5.0 Construction Guidelines

Eight times the DBH was used to determine the optimal Critical Root Zone (CRZ) protection measured in meters. **The optimal CRZ is to be measured in the field from the outer edge of the trunk of the tree.** The CRZ is the area around the tree in which no construction activity may occur without project arborist approval and is required for the tree to preserve good health and vigor.

The following are prohibited within a CRZ, including, but not limited to:

- Demolition, construction, replacement or alteration of permanent or temporary buildings or structures, parking pads, driveways, sidewalks, walkways, paths, trails, dog runs, pools, retaining walls, patios, decks, terraces, sheds or raised gardens;
- Installation of large stones or boulders;
- Altering grade by adding or removing soil or fill, excavating, trenching, topsoil or fill scraping, compacting soil or fill, dumping or disturbance of any kind;
- Storage of construction materials, equipment, wood, branches, leaves, soil or fill, construction waste of any sort;
- Discharge or disposal of any substance or chemical that may adversely affect the health of a tree e.g. concrete sluice, gas, oil, paint, pool water;
- Utilities should be routed around the CRZ;
- If excavation near or within the CRZ is required, it is mandatory to be supervised by the project arborist;
- Surface drainage should not be changed 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 parameters will prevent changes to the soil and rooting conditions, wounding of the trees and pollution due to spills. Any strategies for work or activities within the CRZ that are contrary to these parameters are to be discussed with the project arborist so that mitigation measures can be implemented.

6.0 Tree Protection Fences

Prior to the commencement of any work, a protective fence must be put in place around all retained trees to the distances outlined in this report. All protective fencing must be inspected by a certified arborist prior to construction. **If there is to be any work within these boundaries a certified arborist must be on site to supervise and instruct appropriate work procedures.** (See attached Tree Protection Fencing Instructions pg. 13)

7.0 Client Responsibilities

- Reviewing this report to implement all tree risk, removal and protection requirements related to the project.
- Obtaining permission from adjacent property owners before removing off-site, city or shared ownership trees.
- Ensuring the project is compliant with the tree permit conditions.
- Constructing and maintaining the tree protection fencing.
- Ensuring an arborist is present on site to supervise any works in or near critical root zones.

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

Respectfully submitted,



Jason Emery
Certified Arborist PN-8228A
Qualified Tree Risk Assessor

TREE RATING CRITERIA

Overall Health and Structural Rating

- **Excellent** = Tree of possible specimen quality, rare species or size with no evident defects, or a heritage tree.
- **Good** = Vigor is normal for the species. Any twig dieback, defoliation, or discoloration is minor. Well developed structure. Defects are minor and can be corrected.
- **Fair** = Reduced vigor. Defoliation, twig dieback, discoloration associated with insects or disease present. Dead branches may comprise up to 50% of the crown. Structural defects are not practical to correct or would require multiple treatments over several years.
- **Poor** = Unhealthy and declining appearance. Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig and/or branch dieback. Significant structural defects that cannot be corrected.
- **Very Poor** = Appears to be dying and in the last stages of life. Multiple severe defects. Failure is probable or imminent.
- **Dead** = Tree found dead. No apparent signs of life. Tree is at imminent risk to fail.

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.
- **Moderate** = 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.

Table 1: Tree Inventory

Tree ID	Surveyed Y/N	Location: On, Off, Shared, City	Botanical Name	Common Name	DBH (cm)	Overall Health & Structural Condition	Health & Structural Comments	Retention Value	Retain/Remove	Tree Retention Comments	Critical Root Zone (m)	Tree Protection Zone (m)
851	Y	City	<i>Pseudotsuga menziesii</i>	Douglas fir	22	Good	Young tree; single trunk form	High	Retain	Located on City of Abbotsford land, tree protection fencing required	1.8	2.0
852	Y	On-site	<i>Pseudotsuga menziesii</i>	Douglas fir	93	Fair	Previously topped; multi-stem upper crown	Moderate	Remove	Conflicts with building envelope lot 2	7.4	n/a
853	Y	On-site	<i>Pseudotsuga menziesii</i>	Douglas fir	43	Fair	Previously topped; multi-stem upper crown	Moderate	Remove	Conflicts with building envelope lot 2	3.4	n/a
854	Y	On-site	<i>Pseudotsuga menziesii</i>	Douglas fir	89	Fair	Previously topped; multi-stem upper crown	Moderate	Remove	Conflicts with building envelope lot 2	7.1	n/a
855	Y	On-site	<i>Ilex sp.</i>	Holly	25	Fair	Multi-stem tree at 2m above ground level	Low	Remove	Conflicts with building envelope lot 1	2.0	n/a
856	Y	On-site	<i>Thuja plicata</i>	Western redcedar	74	Fair	Multi-stem upper crown	Moderate	Remove	Conflicts with building envelope lot 2	5.9	n/a
857	Y	On-site	<i>Pseudotsuga menziesii</i>	Douglas fir	38	Good	Single trunk form	High	Remove	Conflicts with building envelope lot 2	3.0	n/a
858	Y	On-site	<i>Thuja plicata</i>	Western redcedar	36	Good	Single trunk form	High	Remove	Conflicts with building envelope lot 2	2.9	n/a
OS1	Y	Off-site	<i>Fagus sylvatica</i>	European beech	85	Excellent	Full crown; specimen tree	High	Retain	Located on adjacent property to the west	6.8	see site plan
OS2	Y	Off-site	<i>Thuja plicata</i>	Western redcedar	70	Good	Single trunk form	High	Retain	Located on adjacent property to the south	5.6	5.5
OS3	Y	Off-site	<i>Thuja plicata</i>	Western redcedar	50	Good	Single trunk form	High	Retain	Located on adjacent property to the south	4.0	4.0
OS4	Y	Off-site	<i>Thuja plicata</i>	Western redcedar	30	Good	Single trunk form	High	Retain	Located on adjacent property to the south	2.4	2.5
OS5	Y	Off-site	<i>Thuja plicata</i>	Western redcedar	70	Good	Single trunk form	High	Retain	Located on adjacent property to the south	5.6	5.5



Date: June 16, 2023

Project Location:	34142 Fraser Street, Abbotsford, BC
Applicant/Developer:	Viraaj Homes
Consulting Arborist:	Jason Emery PN-8228A/TRAQ

Table 3: Summary of Tree Preservation by Tree Species

Deciduous Trees

Tree Species	Existing	Remove	Retain
Holly	1	1	0
Total Deciduous Trees	1	1	0

Coniferous Trees

Tree Species	Existing	Remove	Retain
Douglas fir	5	0	0
Western redcedar	2	0	0
Total Coniferous Trees	7	0	0

Summary Proposed and Submitted by:

A handwritten signature in black ink, appearing to read "Jason Emery".

Jason Emery
Certified Arborist PN-8228A
Qualified Tree Risk Assessor

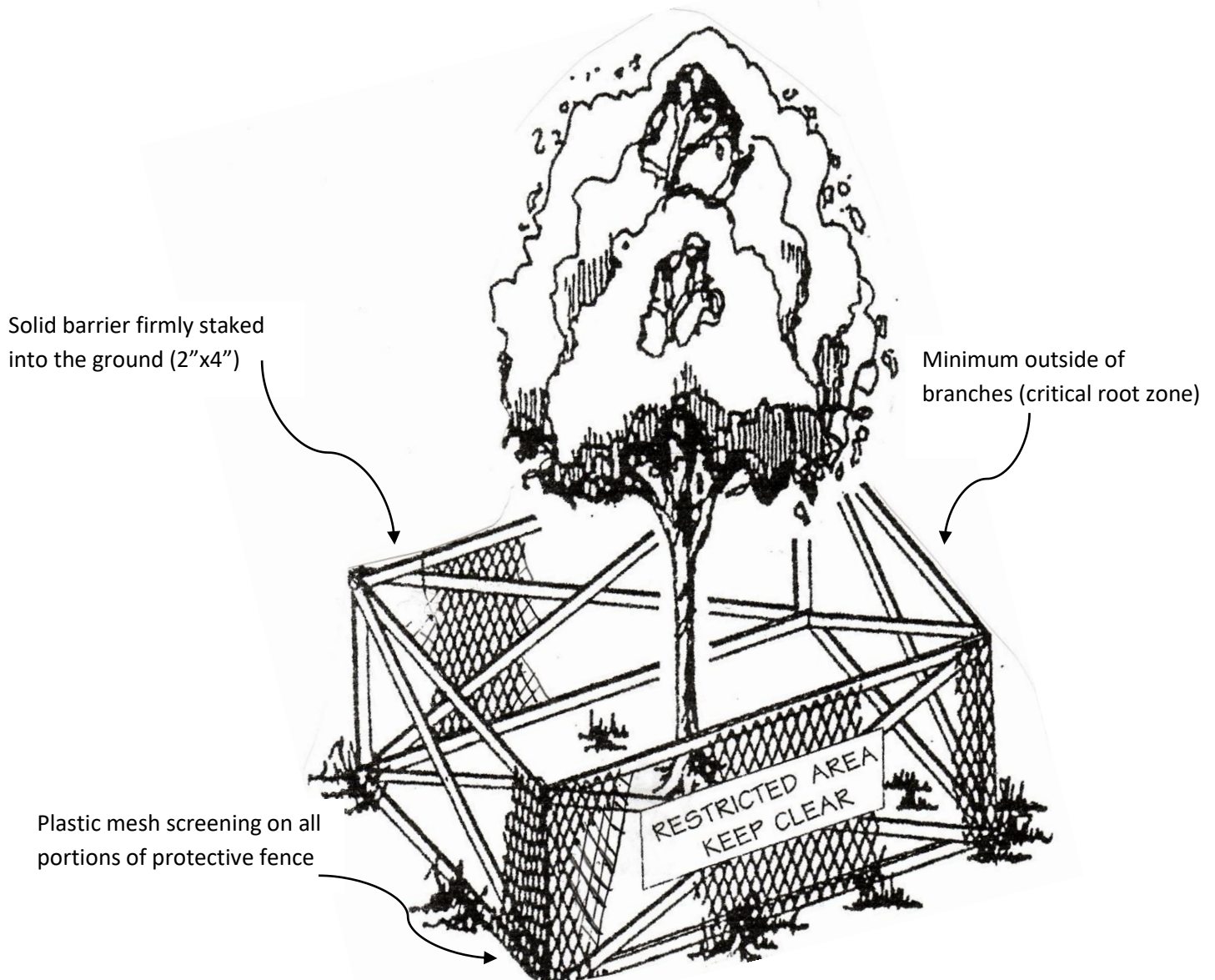








TREE PROTECTION FENCING INSTRUCTIONS



Note: No storage of building materials within or against protection barrier and no booms or equipment to enter critical root zone at any time. Barrier is not to be moved once erected.

Qualifications of Author

Jason W. Emery

P.O. Box 82, Station A
Abbotsford, BC
V2T 7A2

Telephone: (604) 853-1986

Email: jason@centralvalleytree.com

- Central Valley Tree and Arborist Services Ltd; 2009 to present
- Certified Utility Arborist #0092-TT-03
- International Society of Arboriculture (ISA); Certified Arborist PN-8228A
- PNW-ISA Qualified Tree Risk Assessor (TRAQ)
- Qualified Tree Appraiser (Arboriculture Canada & ISA)
- Arboriculture Instructor at Electrical Industry Training Institute (EITI)
- Consulting Arborist; October 2015 – Present
- Member: International Society of Arboriculture (ISA)
Pacific Northwest Chapter
- Over 25 of years' professional work in the tree industry.
- Insurance policy #6424751 (\$5,000,000 Liability) – Co-operators General Insurance Company
- Business License: Abbotsford Intra Municipal #114886
- Work Safe BC – 306534

Assumptions and Limiting Conditions

1. Except as expressly set out in this report and in these Assumptions and Limiting Conditions, Central Valley Tree & Arborist Consulting Ltd. (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.
2. This report has been prepared, and the work undertaken in connection herewith has been conducted, by Central Valley for **Viraaj Homes regarding 34142 Fraser 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. Loss or alteration of any part of this report invalidates the entire report.

FRASER STREET

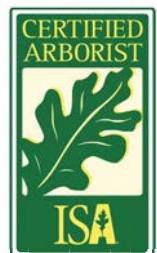
Client:
Viraaj Homes

Site:
34142 Fraser Street, Abbotsford BC



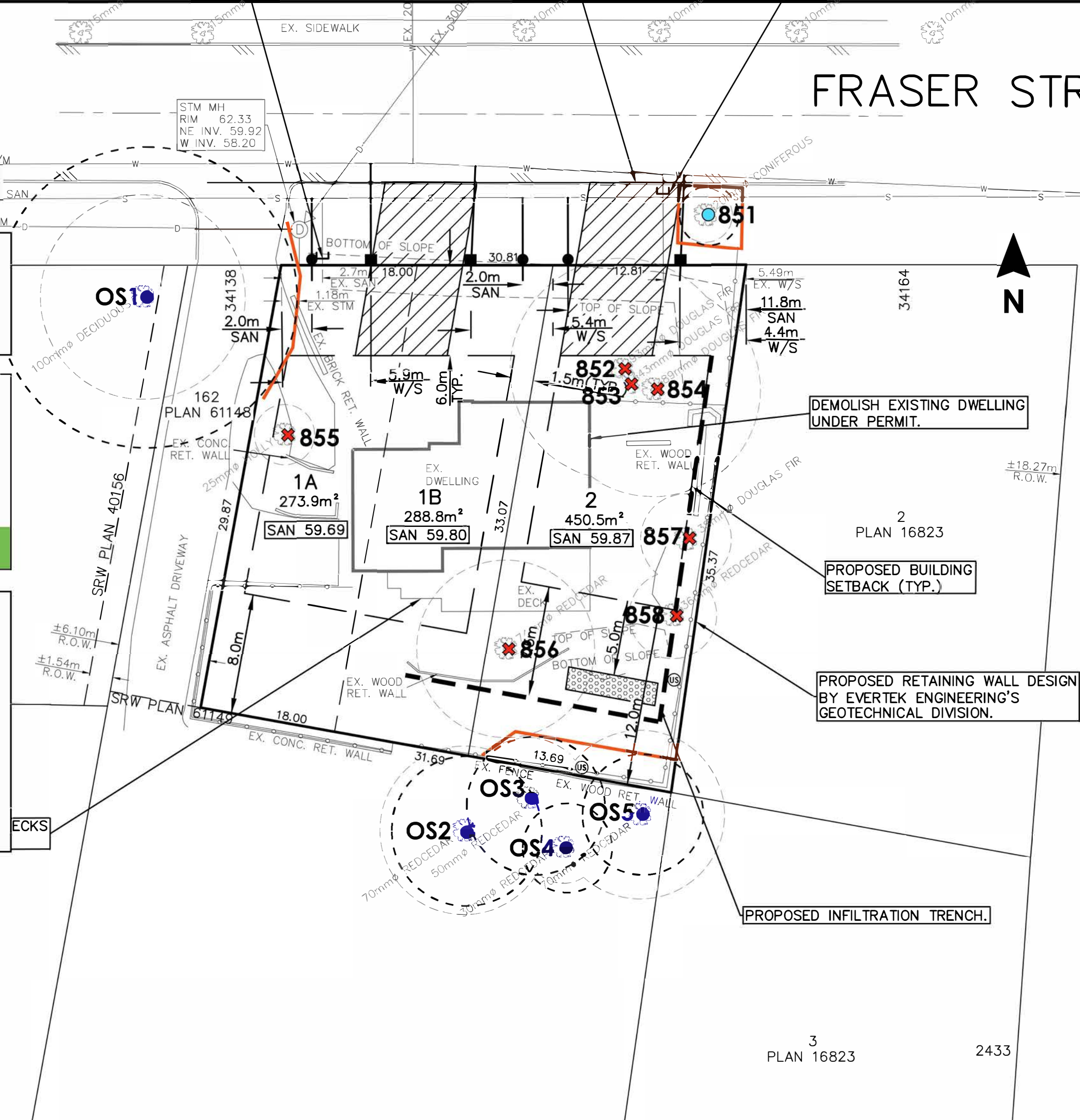
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- 13 Total trees identified 20cm DBH and greater
 - 7 ✖ Trees to be removed on site
 - 1 ● Trees to be retained owned by The City of Abbotsford
 - 5 ● Trees to be retained on adjacent property
 - 2 (US) Trees surveyed less than 20cm DBH
- Tree protection fence placement



Jason Emery
ISA Certified Arborist
PN - 8228A

June 16, 2023



GLENWILL AVENUE



Our File: 100303

June 19, 2023

Viraaj Homes

Mr. Harbhajan Sasan/Mr. Veer Malhi

Dear Sir,

**Re: Geotechnical Assessment of Slope Stability Rev.2
Proposed 2 Lot Residential Subdivision
34142 Fraser Street, Abbotsford, BC**

1.0 Introduction

As requested, Evertek Engineering Ltd. (EE) conducted a geotechnical assessment for the proposed 2 lot residential subdivision development project located at 34142 Fraser Street in Abbotsford, BC. According to the City of Abbotsford OCP Bylaw 2016 "Map 14 – Steep Slope Development Permit Area", a slope of 20% to 29% is identified on the site. This report has been revised to address City of Abbotsford first review comments provided March 31, 2022 via email. The purposes of the geotechnical assessment were:

- To review surficial geology in the area;
- To conduct a field review of the current site surface conditions;
- To identify potential geohazards (steep slope stability) on the site; and
- To comment the suitability of the site for the proposed residential development.

This report has been prepared generally in accordance with the current City of Abbotsford Official Community Plan Bylaw, 2016 (Bylaw No. 2600-2016), and the "Professional Practice Guidelines for Landslide Assessments in British Columbia", revised March 2023, by the Engineers and Geoscientists of British Columbia (EGBC).

Evertek Engineering's scope of work does not include environmental assessment.

2.0 Site Description & Proposed Development

The legal description of the property is LOT 161 SECTION 15 TOWNSHIP 16 PLAN NWP61148 NWD PART NE 1/4. The size of the property is 0.252 acres (10977 ft²). Based on the grading plan prepared by Evertek Engineering, it is our understanding that, the property will be subdivided into two lots. One of the lots will be for a single-family home while the other will be for a duplex building.

This report has been prepared based on information provided in the topographic plan prepared by Elevate Land Surveying (Dated: 11 May 2021).



3.0 Surficial Geology

According to the Geological Survey of Canada map 1485A “Surficial Geology Mission” with a scale of 1:50,000, the geology in the study area consists of Lodgment and minor flow till: sandy till and substratified drift, 2 to 10 metres thick.

4.0 Field Geotechnical Assessment

A field reconnaissance was conducted on June 1, 2021. Site surface conditions including surficial soil, slopes, and surface drainage were visually examined. The results of our visual observation are summarized below:

- There is currently a single-family house and a well-established yard on the property. The site is generally sloping to the east (Photograph 1).
- Series of wood and concrete retaining walls were observed on the property.
- There is a natural slope along the east property line has a gradual slope of approximately 5° to 10°. The elevation difference from the front property line and rear property line is approximately 18 ft (5.5 m).
- There is a natural slope along the west property line has a gradual slope of approximately 5°. The elevation difference from the front property line and rear property line is approximately 8 ft (2.4 m).
- An approximate 4 ft (1.2 m) high concrete retaining wall was observed on the southwest corner of the property (Photograph 2).
- A localized steeper slope (Photograph 3) was observed on the southeast side of the property. The height of the slope was approximately 5 ft (1.5 m). The measured inclination of the slope was ranging between 18° to 22°.
- No evidence of slope instability such as tension cracks, scarps, soil slumping and debris was noted on the site.
- No surface drainage was observed at the time of our field review.
- No groundwater seepage was noted at the time of our field review.
- The ground above the natural slope is flat. A manually excavated hole was dug at a location of approximately 10 ft south of the existing home. Soil encountered in the probe hole consists of a 1 ft (0.3 m) thick topsoil layer over natural medium grained sandy till considered to be dense to very dense.

5.0 Discussion and Recommendations

Based on the Evertek Engineering Lot Grading Plan, the proposed lot and building envelope are in the relatively flat area above the natural slope. Given the surface and subsurface conditions observed on site and project information, it is our professional opinion that the site slope is stable. The proposed 2-lot residential subdivision is considered to be feasible from the geotechnical perspective. In our opinion, the site may be safely used for the use intended provided a minimum 8 metre building setback is maintained from the rear property line and the existing wood retaining walls are replaced with engineered retaining walls. Evertek can provide a detailed retaining wall design upon request. The localized steep slope present on the southeast side of the site is triggering the steep slope layer on Abbotsford GIS, in our opinion the localized steep slope is isolated and is considered a minor to mild slope in terms of height and inclination. The proposed retaining wall(s) and site grading of lot can potentially improve the geotechnical stability of the site



without negatively impacting neighbouring properties. An application for a Steep Slope Development Permit should be exempted.

In addition, Evertek Engineering provides the following general recommendations for maintaining slope stability and protection of the natural environment from a geotechnical perspective. Heavy machinery and equipment should not be parked or set within 3 metres of the top of steep slopes. Site soils should not be stockpiled within 3 metres of the top of steep slopes. Uncontrolled water from broken pipes, excessive landscape watering, and wet weather are typical factors contributing to slope failure. Therefore, routine maintenance of the onsite drainage system is expected. The vegetation and geometry of the natural slope outside the building area must not be altered without competent professional advice.

6.0 Closure

We trust that this report meets your current inquiries. If you have any questions, please do not hesitate to call.

Yours truly,

Evertek Engineering Limited
(EGBC Permit to Practice No. 1000729)

Derek Emslie, MASc, EIT.
Junior Geotechnical Engineer

Reviewed by:



2023-06-19
Diljot Brar, P.Eng.
Project Engineer

Attachments: Site Photographs
Topographic Site Plan
Lot Grading Plan by Evertek Engineering
Appendix D – Landslide Assessment Assurance Statement



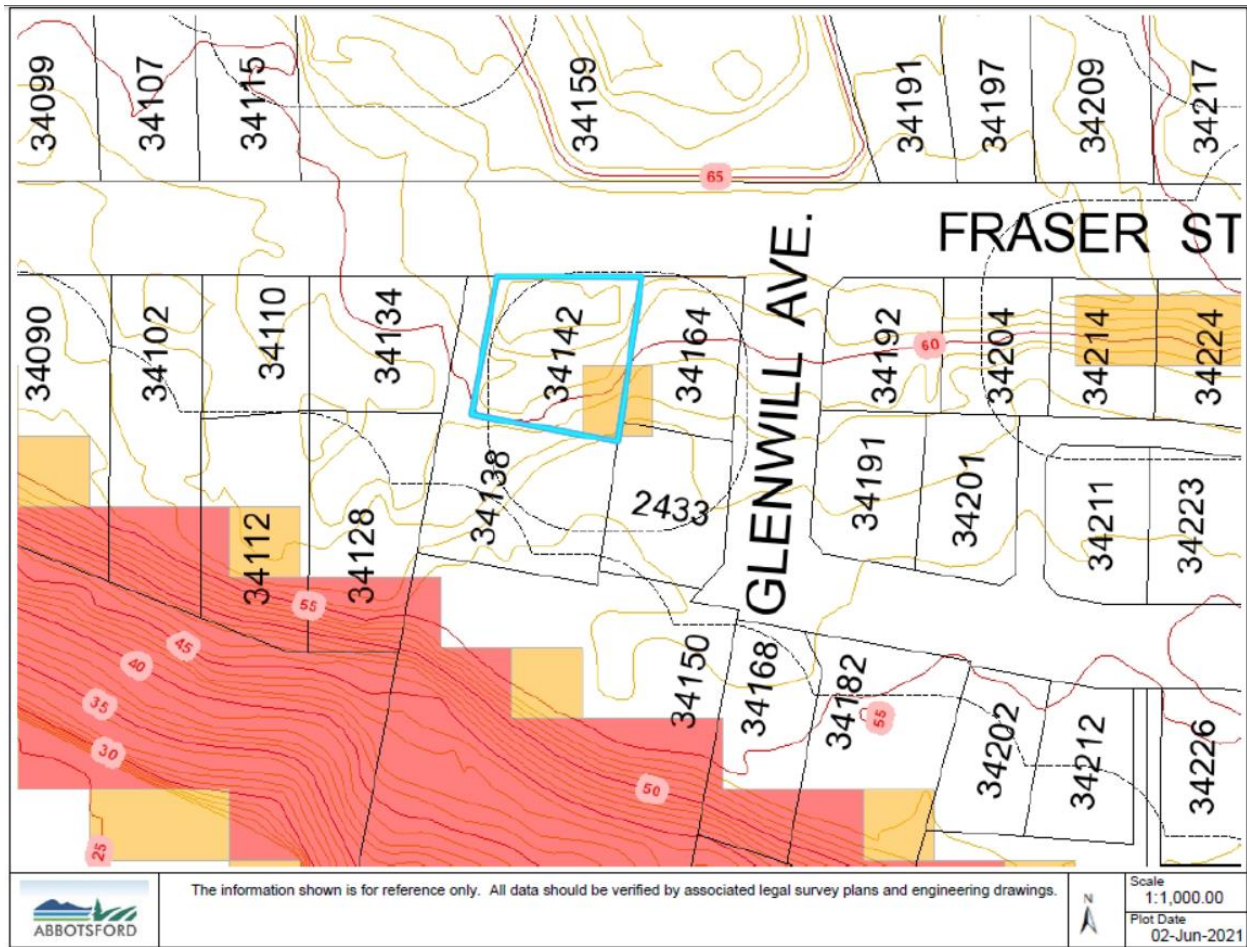
Photograph 1. Current site conditions (looking south)



Photograph 2. Existing Retaining Wall (looking northeast)



Photograph 3. Existing Slope (looking southeast)



Topographic Site Plan

LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Notes: This statement is to be read and completed in conjunction with the Engineers and Geoscientists BC *Professional Practice Guidelines – Landslide Assessments in British Columbia* (“the guidelines”) and the current *BC Building Code (BCBC)*, and is to be provided for Landslide Assessments (not floods or flood controls), particularly those produced for the purposes of the *Land Title Act*, *Community Charter*, or *Local Government Act*. Some jurisdictions (e.g., the Fraser Valley Regional District or the Cowichan Valley Regional District) have developed more comprehensive assurance statements in collaboration with Engineers and Geoscientists BC. Where those exist, the Qualified Professional is to fill out the local version only. Defined terms are capitalized; see the Defined Terms section of the guidelines for definitions.

To: The Approving Authority (or Client)

Date: June 8, 2023

City of Abbotsford

32315 South Fraser Way, Abbotsford

Jurisdiction/name and address

With reference to (CHECK ONE):

- ☐ A. *Land Title Act* (Section 86) – Subdivision Approval
- ☒ B. *Local Government Act* (Sections 919.1 and 920) – Development Permit
- ☐ C. *Community Charter* (Section 56) – Building Permit
- ☐ D. Non-legislated assessment

For the following property (the “Property”):

34142 Fraser Street, Abbotsford

Civic address of the Property

The undersigned hereby gives assurance that they are a Qualified Professional and a professional engineer or professional geoscientist who fulfils the education, training, and experience requirements as outlined in the guidelines.

I have signed, authenticated, and dated, and thereby certified, the attached Landslide Assessment Report on the Property in accordance with the guidelines. That report must be read in conjunction this statement.

In preparing that report I have:

[CHECK TO THE LEFT OF APPLICABLE ITEMS]

- ☒ 1. Collected and reviewed appropriate background information
- ☒ 2. Reviewed the proposed Residential Development or other development on the Property
- ☒ 3. Conducted field work on and, if required, beyond the Property
- ☒ 4. Reported on the results of the field work on and, if required, beyond the Property
- ☒ 5. Considered any changed conditions on and, if required, beyond the Property
- 6. For a Landslide Hazard analysis or Landslide Risk analysis, I have:
 - ☒ 6.1 reviewed and characterized, if appropriate, any Landslide that may affect the Property
 - ☒ 6.2 estimated the Landslide Hazard
 - ☒ 6.3 identified existing and anticipated future Elements at Risk on and, if required, beyond the Property
 - ☒ 6.4 estimated the potential Consequences to those Elements at Risk
- 7. Where the Approving Authority has adopted a Level of Landslide Safety, I have:
 - ☐ 7.1 compared the Level of Landslide Safety adopted by the Approving Authority with the findings of my investigation
 - ☐ 7.2 made a finding on the Level of Landslide Safety on the Property based on the comparison
 - ☐ 7.3 made recommendations to reduce Landslide Hazards and/or Landslide Risks

LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

8. Where the Approving Authority has **not** adopted a Level of Landslide Safety, or where the Landslide Assessment is not produced in response to a legislated requirement, I have:
- ☒ 8.1 described the method of Landslide Hazard analysis or Landslide Risk analysis used
 - ☒ 8.2 referred to an appropriate and identified provincial, national, or international guideline for Level of Landslide Safety
 - ☒ 8.3 compared those guidelines (per item 8.2) with the findings of my investigation
 - ☒ 8.4 made a finding on the Level of Landslide Safety on the Property based on the comparison
 - ☒ 8.5 made recommendations to reduce Landslide Hazards and/or Landslide Risks
- ☒ 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections

Based on my comparison between:

[CHECK ONE]

- ☐ the findings from the investigation and the adopted Level of Landslide Safety (item 7.2 above)
- ☒ the appropriate and identified provincial, national, or international guideline for Level of Landslide Safety (item 8.4 above)

Where the Landslide Assessment is not produced in response to a legislated requirement, I hereby give my assurance that, based on the conditions¹ contained in the attached Landslide Assessment Report:

A. SUBDIVISION APPROVAL

- ☐ For subdivision approval, as required by the *Land Title Act* (Section 86), “the land may be used safely for the use intended”
[CHECK ONE]
 - ☐ with one or more recommended additional registered Covenants
 - ☐ without an additional registered Covenant(s)

B. DEVELOPMENT PERMIT

- ☒ For a development permit, as required by the *Local Government Act* (Sections 488 and 491), my report will “assist the local government in determining what conditions or requirements it will impose under subsection (2) of [Section 491]”
[CHECK ONE]
 - ☐ with one or more recommended additional registered Covenants
 - ☒ without an additional registered Covenant(s)

C. BUILDING PERMIT

- ☐ For a building permit, as required by the *Community Charter* (Section 56), “the land may be used safely for the use intended”
[CHECK ONE]
 - ☐ with one or more recommended additional registered Covenants
 - ☐ without any additional registered Covenant(s)

¹ When seismic slope stability assessments are involved, Level of Landslide Safety is considered to be a “life safety” criteria, as described in Commentary JJJ of the *National Building Code of Canada (NBC) 2015*, Structural Commentaries (User’s Guide – NBC 2015: part 4 of division B). This states:

“The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse, nor will its attachments break off and fall on people near the building. This performance level is termed ‘extensive damage’ because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse.”

LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Diljot Brar

June 19, 2023

Name (print)

Date

101-2493 Montrose Avenue, Abbotsford, BC V2S 0L5

Address

604-776-0222

Telephone

diljot.brar@evertekengineering.com

Email



(Affix PROFESSIONAL SEAL and signature here)

The Qualified Professional, as a registrant on the roster of a registrant firm, must complete the following:

I am a member of the firm EVERTEK ENGINEERING LTD.

(Print name of firm)

with Permit to Practice Number 1000729

(Print permit to practice number)

and I sign this letter on behalf of the firm.