



# COUNCIL REPORT

## Regular Council

Report No. PDS 061-2024

Date: April 03, 2024

File No: 3530-2024 PRJ22-137

To: Mayor and Council  
From: Sabrina Bhatti, Planner  
Subject: Rezoning application (31511 Monte Vista Crescent)

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### RECOMMENDATION

1. That Bylaw No. 3530-2024, “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 611”, be given first, second and third readings; and
2. That prior to adoption of Bylaw No. 3530-2024, “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 611”, 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 \$625 for future transit and cycle infrastructure, park improvements, and affordable housing; and
  - (c) resolving all issues of funding for items not budgeted by the City.

REPORT CONCURRENCE	
<b>General Manager</b>	<b>City Manager</b>
The General Manager concurs with the recommendation of this report.	The City Manager concurs with the recommendation of this report.

### PURPOSE

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

### SUMMARY OF THE ISSUE

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

## BACKGROUND

Applicant:	Evertex Engineering (Contact: Doug Thompson)
Registered Owners:	Nishant and Rashmi Monga
Legal Description:	Lot 263 Section 19 Township 16 New Westminster District Plan 44994
OCP Designation:	Urban 3 – Infill
Existing Zoning:	Urban Residential Zone, Infill (RS3-i)
Proposed Zoning:	Infill Residential Zone (RS7)
Site Area:	710.08 m <sup>2</sup> (7,643 ft <sup>2</sup> )
Site Description:	The subject property is located on Monte Vista Crescent within an established residential neighbourhood. The property contains a single detached dwelling.
Surrounding Uses:	N: Single detached residential (zoned RS3i) and Valemont Crescent beyond; S: Monte Vista Crescent and Single detached residential (zoned LUC 224/RS3i) beyond; E: Single detached residential (zoned RS3i); and W: Single detached residential (zoned RS3i) and Moorland Street beyond.

## DISCUSSION

### Context

1. The proposed development is located west of Ten Broeck Elementary School. Monte Vista Park is located approximately 50 m to the south. The surrounding neighbourhood consists of single detached dwellings. Discovery Trail and Fishtrap Creek Park east are located approximately 325 m away to the west. Commercial services are available to the south, along South Fraser Way (See Figures 0-3).

### 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); 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 350.7 m<sup>2</sup> and 359.9 m<sup>2</sup> and front lot line lengths of 11.64 m each (see Figures 4 and 5).
5. The Subdivision Regulations within the RS7 Zone require a minimum lot size of 300m<sup>2</sup> 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 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 400 m<sup>2</sup>; and
  - Be located on a Collector or Local road.

In addition to the above criteria, garden suites require a minimum lot area of 540m<sup>2</sup>.

The proposal is not consistent with the above criteria, as the proposed lots have a minimum frontage of less than 12.0 m and minimum lot sizes of less than 400 m<sup>2</sup>; therefore, neither of the proposed lots would be permitted either a secondary suite or a garden suite.

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

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

## **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 Tree & Arborist Services Ltd., dated September 21, 2022 (see Figure 6 and Attachment B). A total of six mature trees exist on the subject property. According to the Arborist's recommendations four trees are proposed to be removed as they are either located within the proposed building envelopes or are hazardous. The applicant will be required to obtain a Tree Cutting Permit and secure for replacements in accordance with the Tree Protection Bylaw.
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 3<sup>rd</sup> 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 not submitted a proposed subdivision survey prepared by a BC Land Surveyor at this stage, however, the approximate lot dimension are shown on Figure 5. The proposed subdivision plan confirms that the proposed lots exceed the minimum required lot width and depth; therefore staff have no concerns with both lots being able to accommodate the required parking spaces.

**Community Benefit Contributions**

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 January 12, 2023, Attachment C) necessary to support this application has been completed, 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.

### **Clearbrook Waterworks District**

16. The subject property is located within the Clearbrook Waterworks District (CWD), which provides potable water to those properties within Abbotsford that are within the designated area. A system analysis from a qualified professional was completed to review adequacy of the water system. Clearbrook Waterworks has reviewed and accepted the conclusions of the report, and will coordinate any required improvements with the proponent.

### **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. 3530-2024 will be considered for 1st, 2nd and 3rd reading at the April 16, 2024 Regular Council meeting.

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

### **FINANCIAL PLAN IMPLICATION**

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 3:06 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, 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 Urban Residential Zone (RS7) 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.

*Sabrina Bhatti*

Sabrina Bhatti  
Planner  
Signed 3/21/2024 9:30 AM

*Blake Collins*

Blake Collins  
Director, Development Planning  
Signed 3/26/2024 10:19 PM

*Mark Neill*

Mark Neill  
General Manager, Planning and Development Services  
Signed 4/2/2024 11:19 AM

## **ATTACHMENTS:**

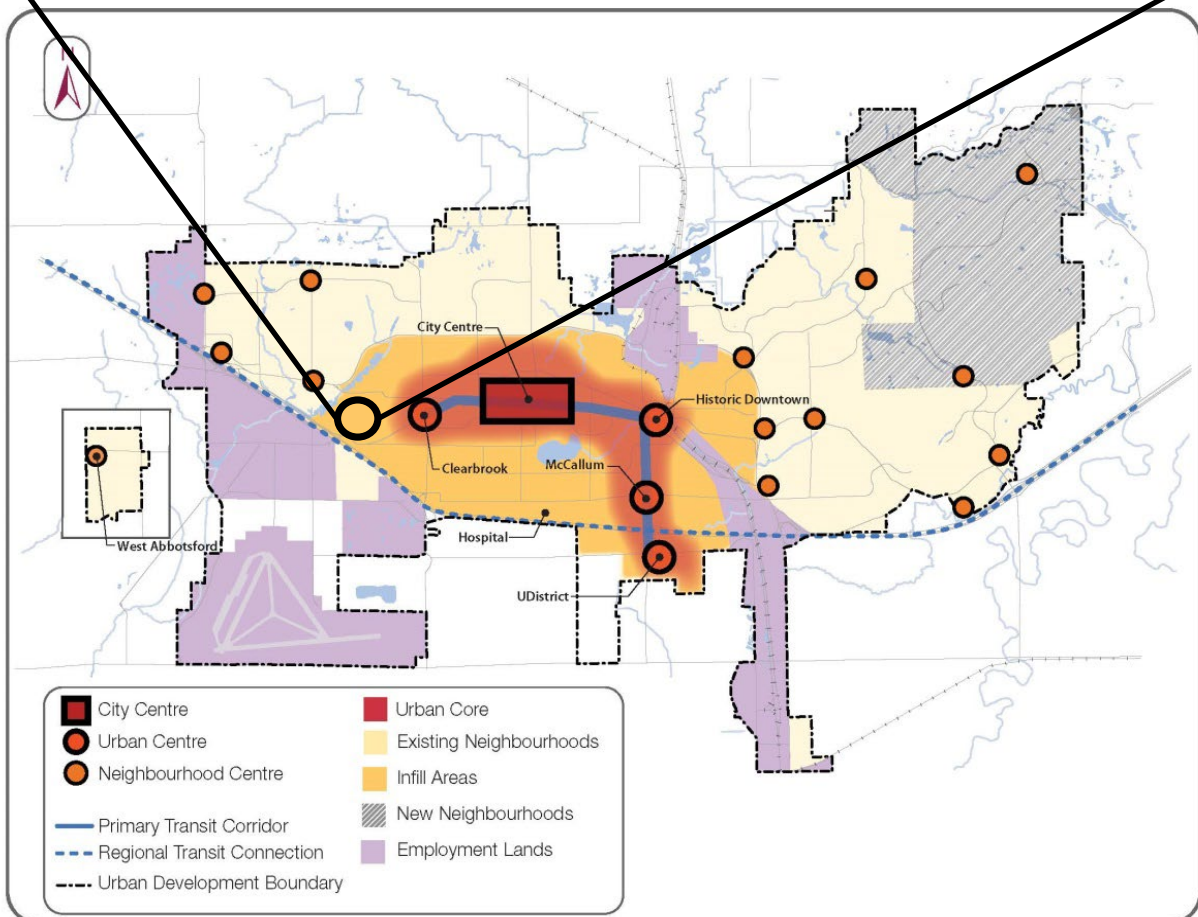
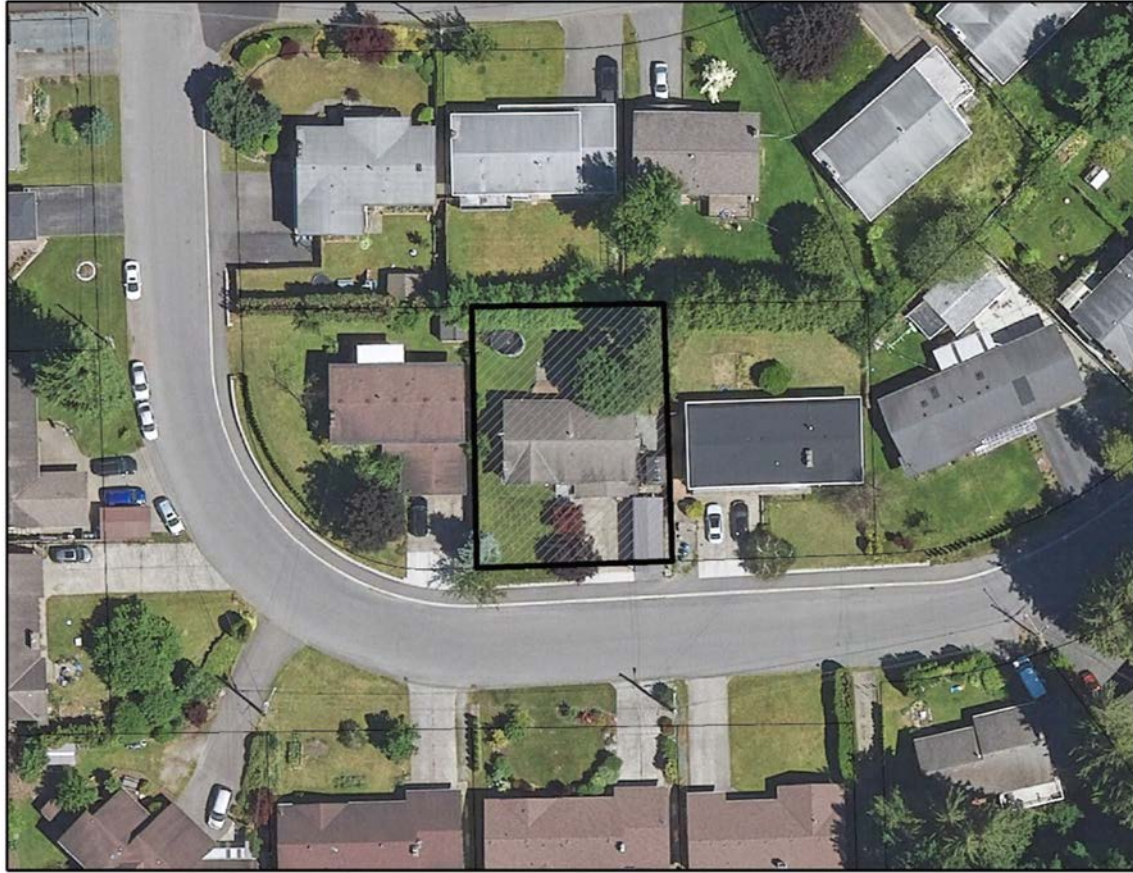
**PRJ22-137 Council Figures 0-6**

**Attachment A - Draft Bylaw No. 3530-2024, Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 611**

**Attachment B - Arborist Report**

**Attachment C - Works and Services Report**

City Context Plan  
 File: PRJ22-137 Location: 31511 Monte Vista Crescent











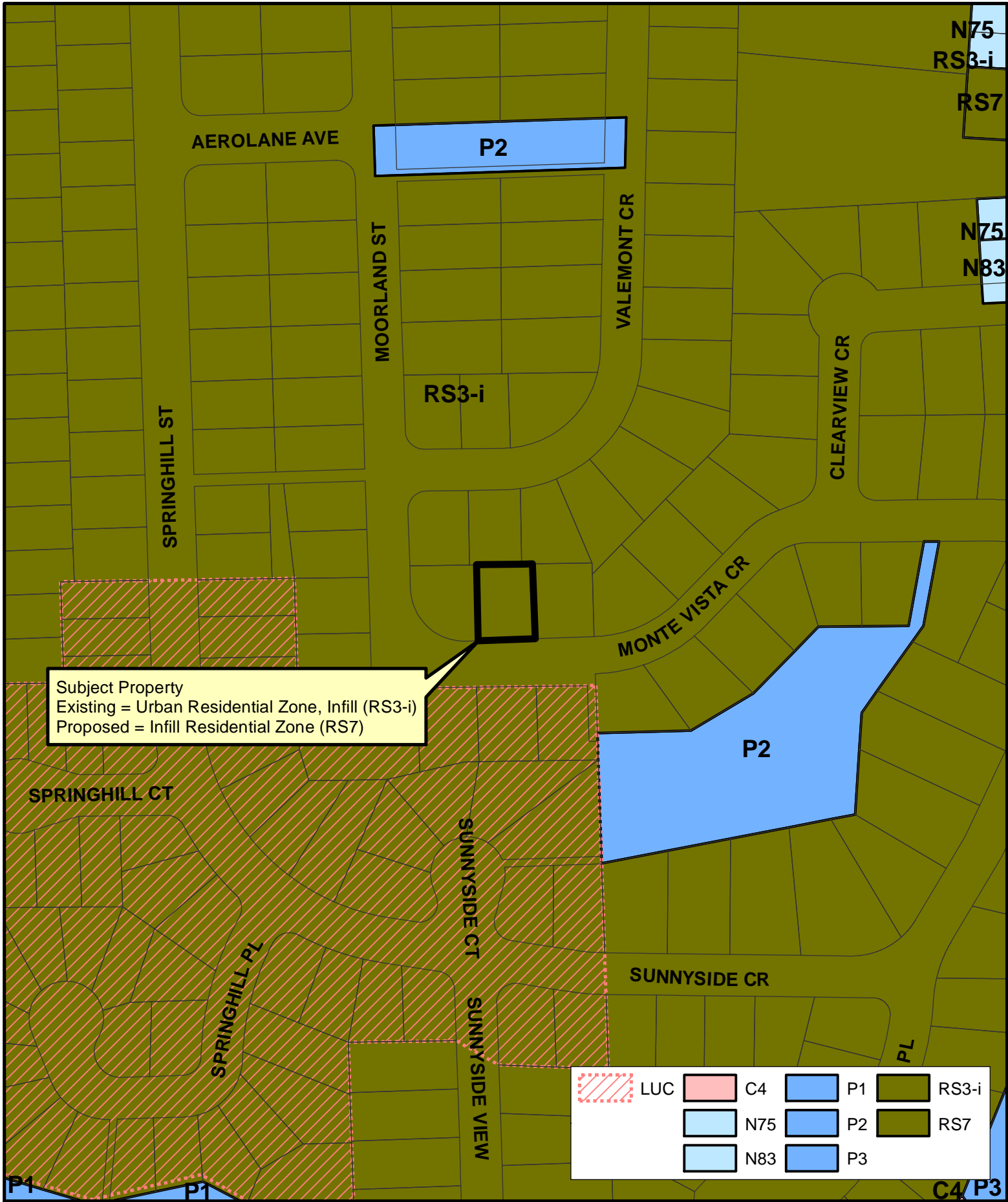


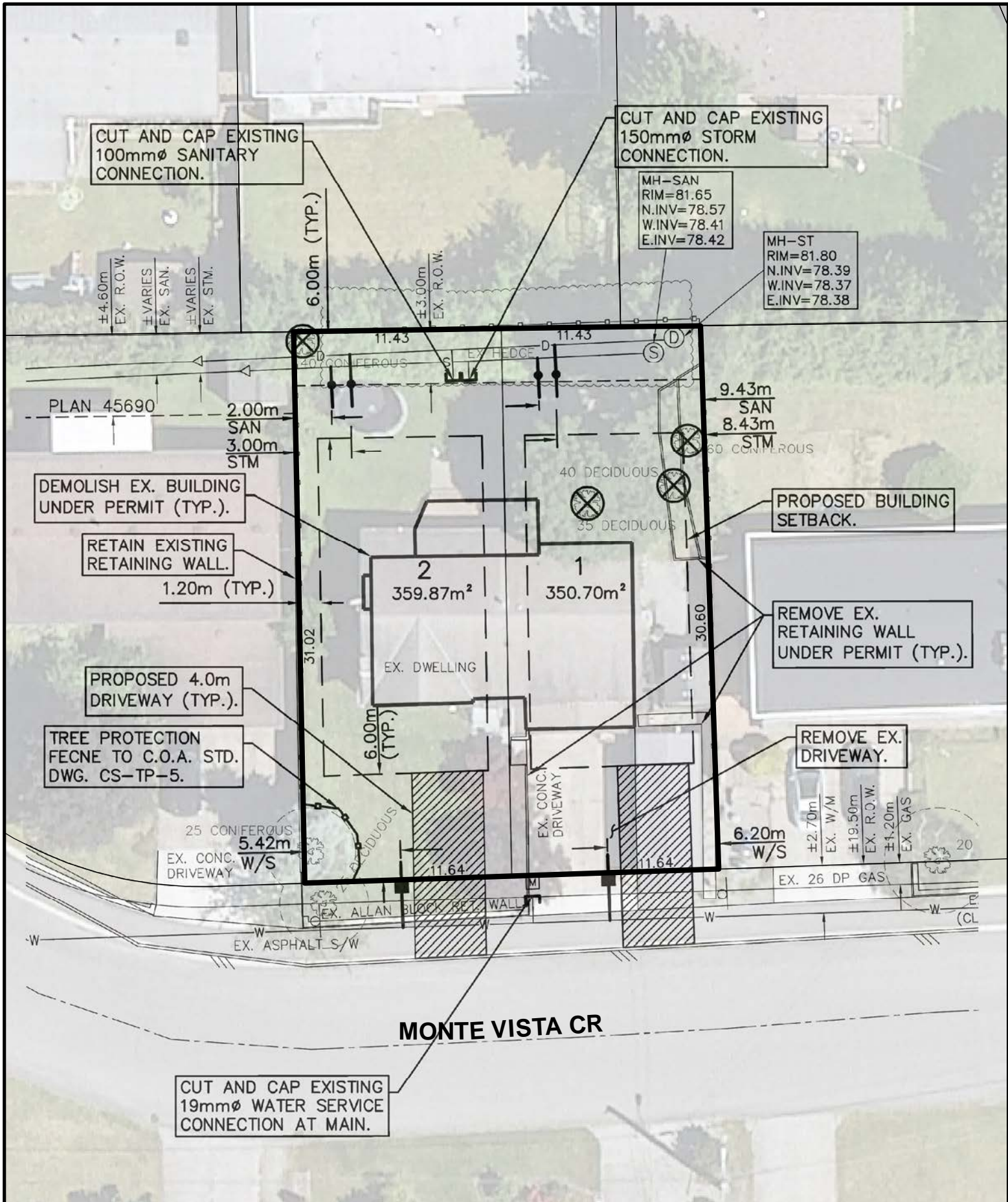




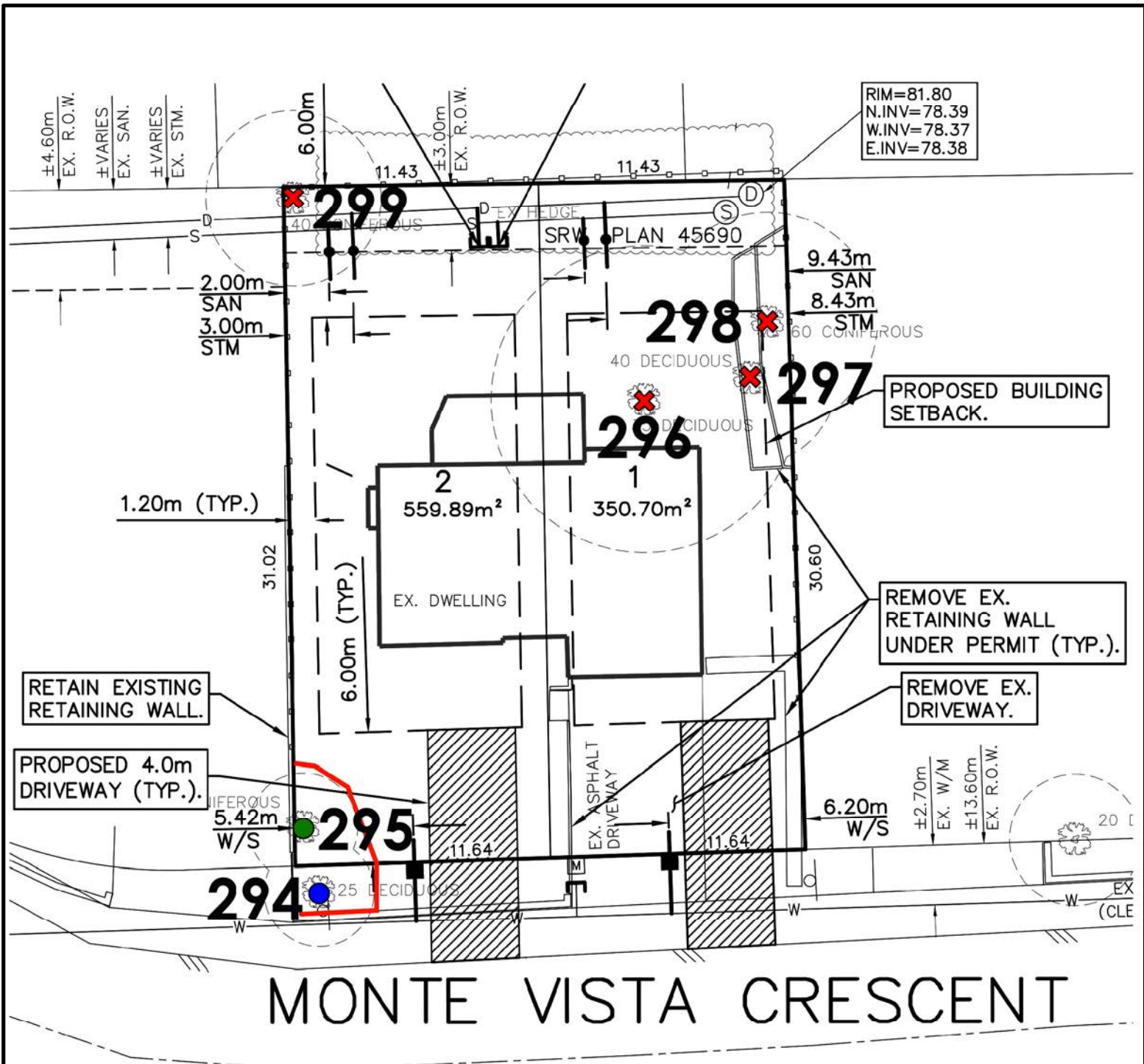












6	Total trees identified
1	On site trees RETAINED
4	On site trees REMOVED
1	City trees RETAINED
	Tree protection fence

**Tree Management Summary**  
 No. of trees assessed: 6  
 No. of trees to be removed: 4  
 No. of trees to be retained: 1



CITY OF ABBOTSFORD

ABBOTSFORD ZONING BYLAW, 2014, AMENDMENT BYLAW NO. 611

Bylaw No. 3530-2024

PRJ22-137

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

1. CITATION

Bylaw No. 3530-2024 may be cited as “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 611”.

2. AMENDS ZONING MAPS

*Abbotsford Zoning Bylaw, 2014*, Schedule “D”, Urban Area Zoning, as amended, is further amended by changing the zoning of a portion of the lands as set out in the attached Appendix “A” and located at 31511 Monte Vista Crescent:

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

To: Infill Residential Zone (RS7)

READ A FIRST TIME this	day of	, 20__
READ A SECOND TIME this	day of	, 20__
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. 611

Bylaw No. 3530-2024

PRJ22-137

APPENDIX "A"





**ARBORICULTURAL REPORT**  
**For**  
**31511 Monte Vista Crescent,**  
**Abbotsford, BC**

**Clients: Nishant Monga & Amarjit Dhindsa**

c/o Everttek Engineering  
[info@everttekengineering.com](mailto:info@everttekengineering.com)

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

**Date: September 21, 2022**



## TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>1</b>
1.0 SITE OVERVIEW .....	1
2.0 ON SITE EVALUATION .....	1
3.0 TREE RETENTION AND REMOVAL .....	2
3.1 On-Site Trees to be Retained within the Subject Property .....	2
3.2 On-Site Trees to be Removed within the Subject Property .....	2
3.3 Trees Located on City of Abbotsford Land .....	2
3.4 Off-Site Trees Located on Adjacent Property .....	2
4.0 TREE REPLACEMENT .....	2
5.0 CONSTRUCTION GUIDELINES .....	3
6.0 TREE PROTECTION FENCES .....	3
7.0 CLIENT RESPONSIBILITIES .....	4
<b>TREE RATING CRITERIA .....</b>	<b>5</b>
<b>TREE INVENTORY .....</b>	<b>6</b>
<i>On &amp; Off-Site Trees</i> .....	6
<b>TREE PRESERVATION SUMMARY .....</b>	<b>7</b>
<b>PHOTOGRAPHS .....</b>	<b>8</b>
PHOTOGRAPH 1. TREES 294 & 295 .....	8
PHOTOGRAPH 2. TREE 296 .....	8
PHOTOGRAPH 3. TREE 299 .....	9
PHOTOGRAPH 4. TREE 297 .....	9
PHOTOGRAPH 5. TREES 298 & 297 .....	10
<b>TREE PROTECTION FENCING INSTRUCTIONS .....</b>	<b>11</b>
<b>QUALIFICATIONS OF AUTHOR .....</b>	<b>12</b>
<b>ASSUMPTIONS AND LIMITING CONDITIONS .....</b>	<b>13</b>
<b>SITE PLAN .....</b>	<b>14</b>



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

TREE & ARBORIST SERVICES LTD.

September 21, 2022

Nishant Monga & Amarjit Dhindsa  
c/o Evertek Engineering  
[info@evertekengineering.com](mailto:info@evertekengineering.com)

## Introduction

The following arborist report has been prepared by Jason Emery (Certified Arborist) for the proposed development located at **31511 Monte Vista Crescent, Abbotsford, BC.**

On September 4, 2022, Central Valley Tree & Arborist Services Ltd was retained by Evertek Engineering to undertake the following: To complete an assessment of the existing trees located at the proposed development and to give a tree inventory with the intent of making recommendations for removal and preservation; to evaluate the suitability for tree retention based on the health of the trees and their location in relation to the proposed building envelopes and infrastructure; outline the existing condition of the trees on and adjacent to the property; summarize the proposed tree removals and retention trees as well as suggested guidelines for protecting the remaining trees during the construction process. (Note: The objective of this report is to ensure the proposed development is in compliance with the City of Abbotsford Tree Preservation Bylaw.)

## 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. The area of the property is approximately 0.18 acres. The topography of the site is slightly sloped with a southern aspect. The property does not fall 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 new lots are to be accessed from Monte Vista Crescent.

## 2.0 On Site Evaluation

On September 13, 2022, 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 value and size of required root zone protection. The trees were tagged and are numbered 294 – 299 for identification purposes. In total there are 6 trees with a DBH 20 centimeters or greater located on the proposed development property. (See attached Tree Inventory & Site Plan 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 & City Owned Trees to be RETAINED within the Subject Property**

- There are **2 trees** to be retained with respect to this project.

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

- There are **4 trees** that require removal to accommodate this project. There is 1 tree with a DBH between 20-30 centimeters and 3 trees that have a DBH of 30 centimeters and greater. Of which there is 1 tree that has been assessed as 'low' retention value and is not suitable for long-term retention.

#### **3.3 Off-Site Trees on Adjacent Private Property**

- Not applicable to this project.

### **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. 11)

## 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,

A handwritten signature in black ink, appearing to read 'Jason Emery', with a stylized, flowing script.

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)
294	Y	City	<i>Prunus spp.</i>	Cherry	33	Fair	Some decline in foliage; possible CRZ disturbance from retaining wall construction	Mderate	Retain	No conflict with proposed development plan; tree protection fencing required	2.6	2.8
295	Y	On-site	<i>Picea pugeons</i>	Blue spruce	26	Good	Single trunk form	High	Retain	No conflict with proposed development plan; tree protection fencing required	2.1	2.3
296	Y	On-site	<i>Aesculus hippocastanum</i>	Horse chestnut	42	Fair	Multi-stem upper crown; unbalanced crown from clearance pruning from existing house	Moderate	Remove	Conflicts with proposed building envelope	3.4	n/a
297	Y	On-site	<i>Sorbus americana</i>	Moutain ash	29	Fair	3 stem tree at 2m above ground level	Low	Remove	Conflicts with proposed building envelope	2.3	n/a
298	Y	On-site	<i>Pseudotsuga menziesii</i>	Douglas fir	60	Fair	Single trunk form; significant absence limbs on east side of trunk	Moderate	Remove	Conflicts with proposed building envelope	4.8	n/a
299	Y	On-site	<i>Tsuga heterophylla</i>	Western hemlock	36	Poor	Western most tree part of hedge structure; unbalanced crown due to hedge planting formation	Low	Remove	Not suitable to be retained as a stand-alone tree	6.8	n/a





**Table 2: Tree Preservation Summary**

<b>Project Location:</b>	31511 Monte Vista Crescent, Abbotsford, BC
<b>Applicant/Developer:</b>	Nishant Monga & Amarjit Dhindsa
<b>Consulting Arborist:</b>	Jason Emery PN-8228A/TRAQ

**Summary Of Proposed Trees Retained, Removed and Replaced**

<b>Number of Trees 20 centimeters DBH or Greater</b>	<b>6</b>
<b>Number of Trees Retained</b>	
20-30cm DBH	1
>30cm DBH	1
<b>Total Number of Retained Trees</b>	<b>2</b>
<b>Number of Trees Removed</b>	
20-30cm DBH	1
>30cm DBH	3
<b>Total Number of Removed Trees</b>	<b>4</b>
<b>Number of Trees REMOVED that have been assessed as Poor-Dead/Dying and/or Poor Species Profile</b>	<b>1</b>
<b>Gross Total of Replacement Trees</b>	
20-30cm DBH @ 2:1	*
>30cm DBH @ 3:1	*
<b>Total Number of Replacement Trees</b>	<b>*</b>
<b>Net Total of Replacement Trees</b>	<b>*</b>

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

**Date: September 21, 2022**

Summary Proposed and Submitted by:

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







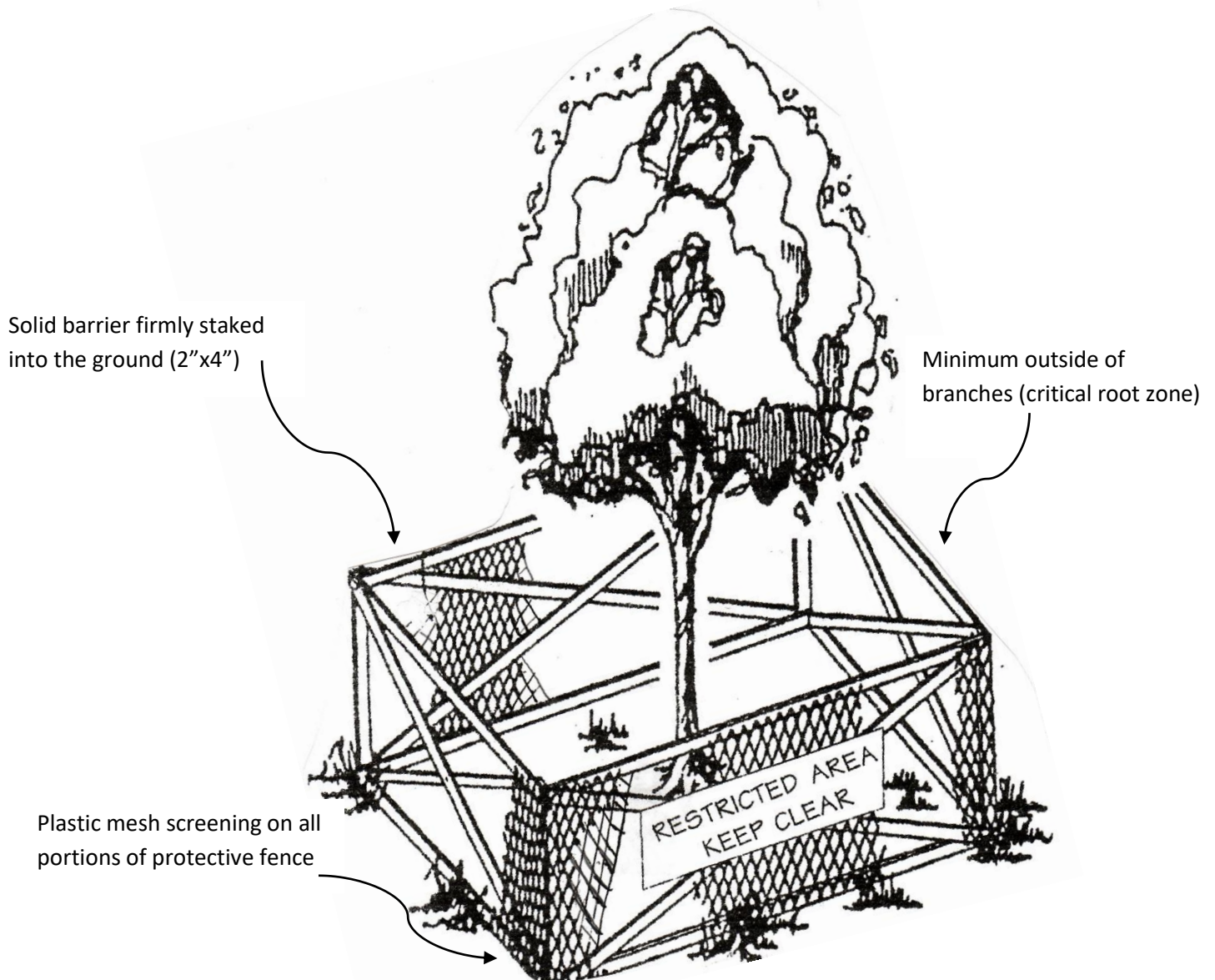








## TREE PROTECTION FENCING INSTRUCTIONS



**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

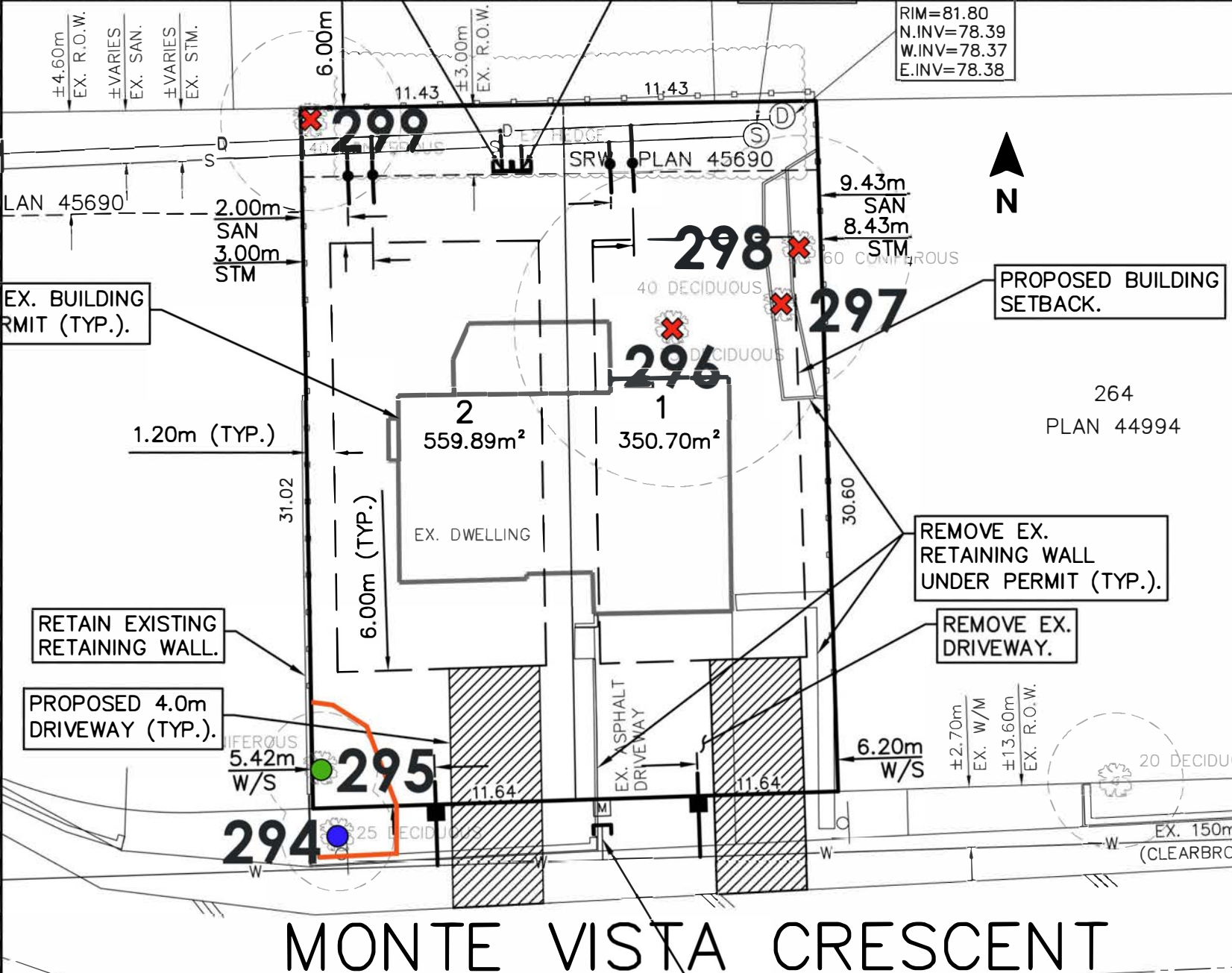
Telephone: (604) 853-1986

Email: [jason@centralvalleytree.com](mailto:jason@centralvalleytree.com)

- Central Valley Tree and Arborist Services Ltd; 2009 to present
- Certified Utility Arborist #0092-TT-03
- International Society of Arboriculture; Certified Arborist PN-8228A
- PNW-ISA Qualified Tree Risk Assessor (TRAQ)
- 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 **Nishant Monga & Amarjit Dhindsa regarding 31511 Monte Vista Crescent, 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.



**Client:**  
Nishant Monga & Amarjit Dhindsa

**Site:**  
31511 Monte Vista Cres, Abbotsford BC



**CENTRAL VALLEY**  
TREE & ARBORIST SERVICES LTD.

**604-853-1986**

- 6 Total trees identified
- 1 ● On site trees RETAINED
- 4 ✕ On site trees REMOVED
- 1 ● City trees RETAINED
- Tree protection fence

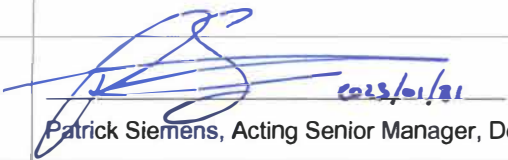


**Jason Emery**  
ISA Certified Arborist  
PN - 8228A

September 21, 2022



**REZONING****WORKS AND SERVICES REQUIREMENTS**

File No:	PRJ22-137
Planner:	Sabrina Bhatti, Planner
Prepared By:	Stephen Stemler, Development Technologist II
Approved By:	 Patrick Siemens, Acting Senior Manager, Development Engineering
Date:	January 12, 2023
Applicant:	Nishant and Rashmi Monga
Development Property:	31511 MONTE VISTA CR LOT 263 SECTION 19 TOWNSHIP 16 PLAN NWP44994 NWD PART SW 1/4.

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

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

Please have your consulting engineer email [Sstemler@abbotsford.ca](mailto:Sstemler@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 CCTV video of the 250mm asbestos-cement storm sewer pipe within the existing City statutory right-of way (Plan 45690) along the north property line of the Lands for City review. The City will direct the need for the Developer to replace this pipe depending on the condition of the pipe.

Provide \$9,380 (1/2 x \$938/lin. m x 20m) cash-in-lieu of construction for the future storm sewer on Monte Vista Crescent.

Construct an interim infiltration system on Monte Vista Crescent to address road runoff.

Provide a rain 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.

Prior to any further development on the Lands, provide an updated storm water management plan showing how drainage on the Lands will be accommodated including detention. All storm water works and services including new installations and upgrades to existing offsite systems required by the updated storm water management plan shall be designed and constructed in accordance with said updated storm water management plan.

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

### **Water Distribution Domestic and Fire Fighting**

There is no City water supply to the Lands. The water supply to the Lands is provided by Clearbrook Water District (CWD). A computer modelling analysis of the CWD system to determine and validate the available domestic and fire flows to this development site is required. A copy of this report must be submitted for review to both the Engineering and Fire Department. The computer modeling analysis report must be sealed by a registered professional engineer experienced in water distribution analysis.

### **Urban Roadways - Construction**

On Monte Vista Crescent, along the full frontage of the Lands, construct half of a Single-Family Local standard road with Urban Highway design features as per Standard Drawing ES-R-12, including;

- barrier curb and gutter on the north side;
- 8.8 m wide asphalt roadway;
- 1.8 m wide concrete sidewalk on the north side;
- Curb & gutter, sidewalk, boulevard and pavement tapers at both ends to meet existing;
- LED street lighting;
- Traffic signage;
- Traffic lane markings;
- soil(s) to support street trees;
- boulevard improvements on the north side; and
- associated drainage.

Regrade frontage of the property to eliminate retaining walls in the City boulevard.

A geotechnical report shall be submitted with any roadway design, confirming the structural adequacy of any existing roadway and/or new roadway being constructed by the Developer.

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

### **Power/Telecommunications**

Service Connection:

Provide underground power and telecommunications services from the distribution system to the property line.

Distribution System:

Provide underground power and telecommunications distribution along the length of the property frontages.

### **Geotechnical Requirements**

Geotechnical reports are required;

- Prior to construction - outlining parameters and details of all cuts and fills in excess of 1.5 m in depth, stabilization practices and in-place testing requirements to be implemented during all stages of earthwork, retaining wall design, suitability of existing soil conditions and remedial measures to be employed by contractors and builders.
- Following construction and prior to release of building permits - certifying that construction practices, methods, procedures noted in the original reports were followed, identifying fills or cuts within proposed building envelope areas, confirming and certifying suitability and stability for building construction and providing guidelines for post-construction slope maintenance.



- Following construction and prior to release of building permits - certifying that construction practices, methods, procedures required for infrastructure servicing were followed.

### **Erosion and Sediment Control**

All works shall be performed in substantial conformance with the City's Development Bylaw, 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

### **Rezoning Development Agreement Preparation Fee**

Pay \$500 Development Agreement preparation fee.

### **Works & Services Security & Warranty Deposit**

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

### **Administration & Inspection Fee**

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

### **City Services Fees**

Tie-in inspection fee (\$50 per inspection) for water, sanitary, and storm sewer services.

Water and sewer main connections and wet taps are supervised and/or performed by City crews at the developer's expense and payable upon invoice.

Street and traffic signs are supplied and installed by the City at the developer's expense and payable upon invoice.

Pay to energize street lights at \$50 per street light.

## **FUTURE CONSIDERATIONS**

Upon further development an additional works and services review will apply related to that application. Listed below are some items to consider.

### **Bylaws**

- the applicant is to be familiar with the Development Bylaw to ensure an understanding of possible future Works and services that may impact the development
- the applicant is to review the Works and Services identified in the Development Agreement and how they may impact the building.

### **Stormwater Management**

- detention and infiltration will be required. Ensure that adequate room and proper placement has been reviewed.

### **Traffic Management**

- the increase in vehicle traffic will be reviewed for its impact on the access and nearest intersections. Access may be restricted.
- road dedications, statutory rights-of-way and easements to accommodate the works and lot grading may require adjustments to the placement or size of the building.

### **Service Connections**

- water, sanitary and storm connections may have specific tie in locations. Review and confirm locations prior to design.
- calculations related to the required domestic and fire water demand will be reviewed. There may be a service, meter or flow restrictions.
- Fire Department review may result in geometric changes to onsite roadways, additional fire hydrants, emergency access and building placement.
- Provide underground power and telecommunications services from the distribution system to the proposed building(s).

### **Development Cost Charges.**

- Development Cost Charges are applicable at Subdivision

### **Lot Grading**

- A Lot Grading Plan is required. Final lot grading shall conform to City's Development Bylaw Schedule "I" Lot Grading Standards. Any retaining walls that the Developer or Consulting Engineer consider are necessary to effectively grade the Lands to prevent negative impacts on finished neighbouring Lands, either existing or proposed, shall be constructed by the Developer. The standard "Lot Grading Covenant shall be registered against title to all proposed lots.
- Lot grading shall also provide for the collection of surface runoff and other drainage that will discharge to the City Drainage system. Lot grading may be designed to allow for surface sheet flows or collected in swales and directed to lawn basins as necessary to the satisfaction of the General Manager, Engineering & Regional Utilities. Any collection of surface flows to a concentrated point discharge location shall include provision for



## DEVELOPMENT ENGINEERING DIVISION

easements or rights-of-way across impacted Lands as necessary. All lot grading shall be designed to take care of surface flows emanating from onsite grading.

### **Building Permit Submissions**

- In order to avoid delays in receipt of building permits, the builder shall be responsible for ensuring that building permit applications on the Lands conform to the intent of the accepted Lot Grading Plan(s) prior to submission to the City.
- The developer or their designate shall review and approve building permit applications prior to submission to the City. When submitted, the building permit plans shall provide lot grading information that shall, at time of final inspection for building occupancy or approval, comply with the accepted Lot Grading Plan or the intent of the lot grading design accepted by the General Manager, Engineering & Regional Utilities prior to construction.