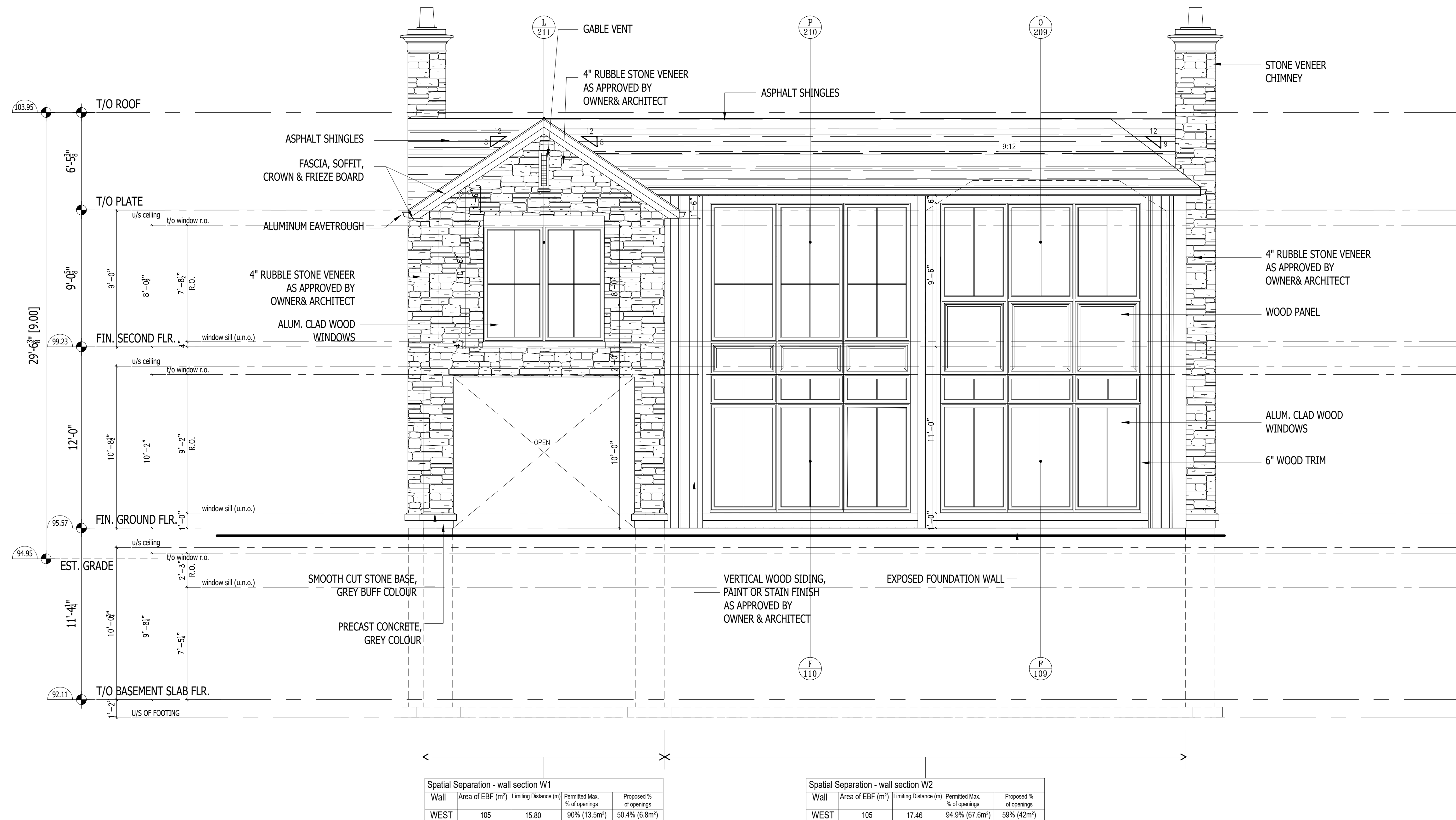


ADDRESS: 1067 CEDAR GROVE BLV.
CITY: OAKVILLE, ONTARIO.

RAWN: V.P./D.S.	
DATE: 21.03.20	SCALE: 1/4"=1'-0"
JOB NUMBER:	SHEET NUMBER:

21-298	A4.3
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C:\USERS\JAN\HICKS DESIGN STUDIO\HDS - DOCUMENTS\21-03 GASPARRO - 1067 CEDAR GROVE BLVD\DRAWINGS\21-03 GASPARRO RESIDENCE\21-03 PERMIT.DWG 8/20/2024



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

3	08.29.22	ISSUED FOR C. OF A.
2	07.19.22	ISSUED FOR BUILDING PERMIT
1	01.19.22	ISSUED FOR C. OF A. REVIEW
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

HICKS
DESIGN STUDIO

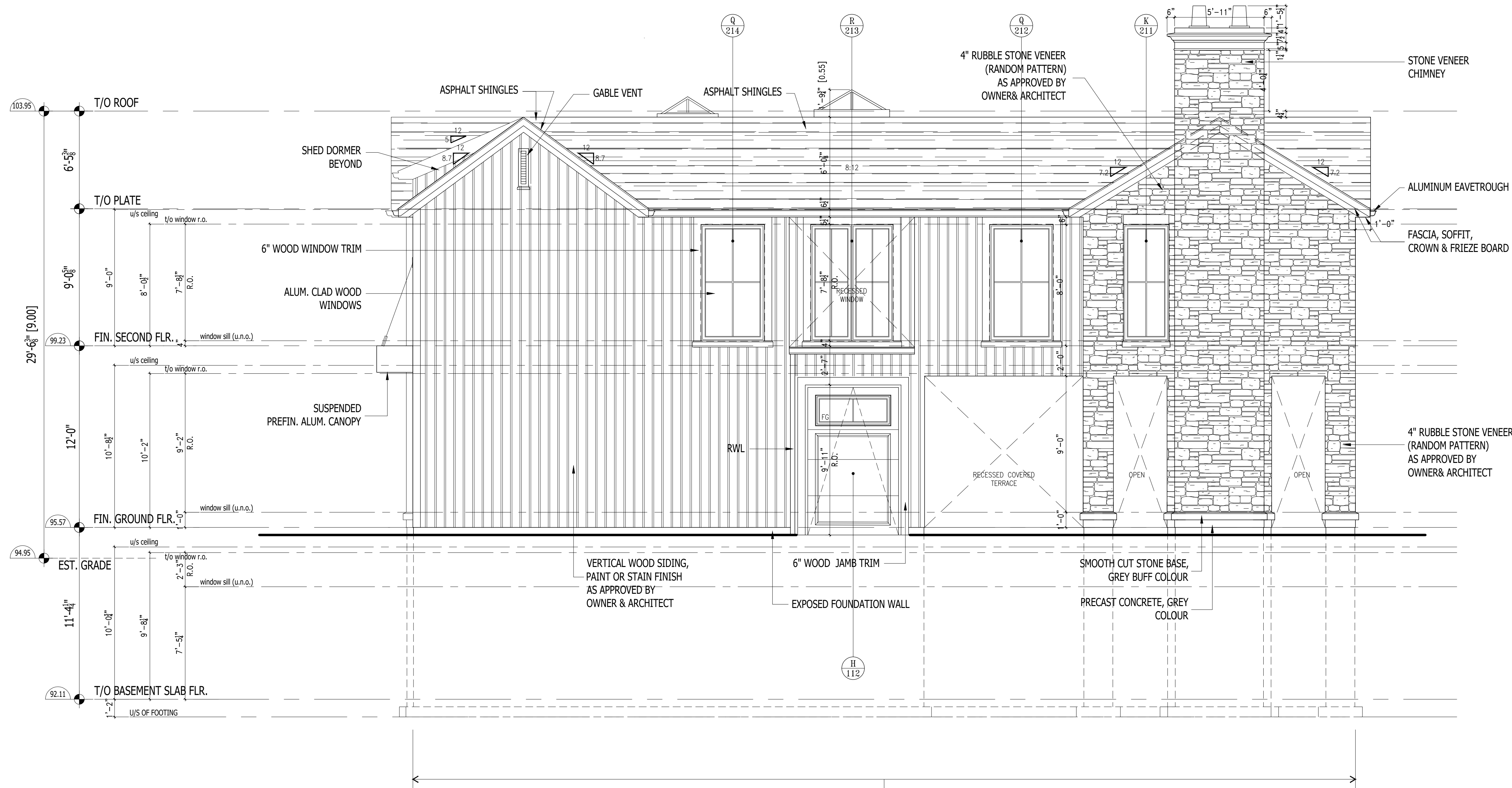
HICKS DESIGN STUDIO
255 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L4J 1G7
WWW.HICKSDSIGNSTUDIO.CA T.905.339.1212

CLIENT:
GASPARRO RESIDENCE

ADDRESS: 1067 CEDAR GROVE BLV.
CITY: OAKVILLE, ONTARIO.
DRAWING TITLE:
**LEFT SIDE (WEST)
ELEVATION**

DRAWN: V.P./D.S.
DATE: 21.03.20
JOB NUMBER: 21-298
SCALE: 1/4"=1'-0"
SHEET NUMBER: **A4.4**

8/20/2024 C:\USERS\JAN\HICKS DESIGN STUDIO\HDS - DOCUMENTS\21-298 GASPARRO - 1067 CEDAR GROVE BLVD\DRAWINGS\21-298 GASPARRO - 1067 CEDAR GROVE BLVD\DRAWINGS\21-298 PERMIT.DWG



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

3	08.29.22	ISSUED FOR C. OF A.
2	07.19.22	ISSUED FOR BUILDING PERMIT
1	01.19.22	ISSUED FOR C. OF A. REVIEW
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



HICKS DESIGN STUDIO
265 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L4J 1G7
WWW.HICKSDESIGNSTUDIO.CA T.905.339.1212

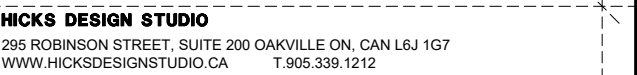
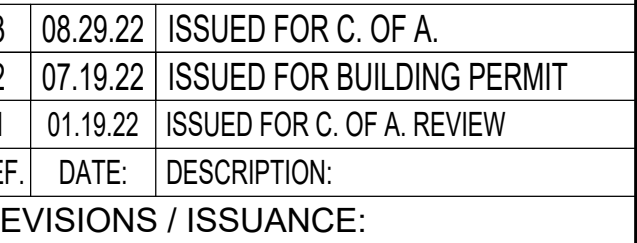
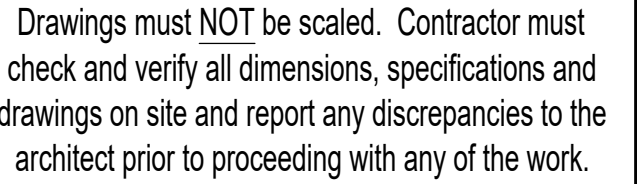
CLIENT:
GASPARRO RESIDENCE

ADDRESS: 1067 CEDAR GROVE BLV.
CITY: OAKVILLE, ONTARIO.

DRAWING TITLE:
**REAR (NORTH)
ELEVATION**

DRAWN: V.P./D.S.
DATE: 21.03.20
JOB NUMBER:
SCALE: 1/4"=1'-0"
SHEET NUMBER:

21-298
A4.2



ADDRESS: 1067 CEDAR GROVE BLV.
CITY: OAKVILLE, ONTARIO.

DRAWING TITLE:

**FRONT (SOUTH)
ELEVATION**

RAWN: V.P./D.S.	
DATE: 21.08.23	SCALE: 1/4"=1'-0"
JOB NUMBER: 21-298	SHEET NUMBER: A4.1

September 30, 2022/Revised October 25, 2022

Committee Of Adjustment, Town of Oakville
1225 Trafalgar Road,
Oakville, ON

RE: Minor Variance Application, 1067 Cedar Grove Blvd

Dear Committee:

We are the Architects working with the Owners on their new 2 storey dwelling at 1067 Cedar Grove Blvd. We came before the Committee earlier in the year for variances connected to the new dwelling (CAV A/028/22, flankage yard, residential floor area and coverage) which were approved. Since that time, the Owner has requested to have a garage below grade, so this application is directly related to that request. As such, we would like to request relief for 3 minor variances which are technical in nature and are listed below. Again, these requests are for a below grade garage which do not impact the adjacent neighbour or streetscape.

Zoning Bylaw 2014-14, RL1-0 Variances Requested

Front yard setback- Permitted: 10.33 Proposed: 4.18

The front yard setback is measured to the closest part of the dwelling above or below grade so in this instance, the front yard is measured to the underground portion of the garage at 4.18m. This is a technical variance as the reduction in the front yard setback is all underground and has no impact on the adjacent neighbour or streetscape.

Dwelling Depth- Permitted: 20.00 Proposed: 25.28

The calculation for dwelling depth is measured from the front of the garage which is underground to the rear of the dwelling or in this case, the covered porch. Again, this is a technical variance as the additional depth is all underground and has no impact on the adjacent neighbour or streetscape.

Garage Wall Projection-Permitted: 1.50 Proposed: 6.15

The garage projection is measured from the underground portion of the garage to the longest portion of the main wall located on the ground floor which in this instance is from the study room. Again, this is a technical variance as the additional relief for garage wall projection is underground and has no impact on the adjacent neighbour or streetscape.

It should also be noted that our Arborist has reviewed Tree number 2 (Town Tree) in connection with this Minor Variance application and it is being preserved with the excavation outside of the required TPZ. The report is also attached.

We believe this proposal certainly complies with the Official Plan, is desirable development in the neighbourhood and is minor in nature given all the variances are below grade.

Thank you for your consideration. We look forward to presenting this application to you.

Sincerely,

William R. Hicks
B.E.S., B.Arch., MRAIC. OAA

HDS | Hicks Design Studio Inc.
295 Robinson Street, Suite 200
Oakville, Ontario, Canada L6J 1G7
T. 905.339.1212 ext. 222
C. 416.953.2926
bhicks@hicksdesignstudio.ca



EST. 1995

WILDWOOD
TREE SERVICES LTD

905-337-TREE

1067 Cedar Grove Boulevard Oakville, Ontario Arborist Report & Tree Protection Plan

Report to:	Development & Engineering Town of Oakville	Submitted by:	Wildwood Tree Services Michael Boulanger ISA Certified Arborist info@wildwoodtree.ca 905-337-8733
Requested by:	Pat Gasparro pgasparro@rogers.com	Report Author:	Jennifer Kreller info@wildwoodtree.ca
Re:	Site Plan Application		
Date:	April 20, 2022 Updated July 28, 2022 Updated Aug 22, 2022 Updated October 12, 2022		
# of Pages:	19		


Mike Boulanger, ON0893-AT

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Site & Report Background:

To obtain a permit to install a 2-story dwelling at 1067 Cedar Grove Boulevard in Oakville.

I have visited the above site and collected all relevant data pertaining to the tree protection on site and any relevant trees within 6 meters of the property line. Data was collected on December 30, 2021 by Mike Boulanger ISA Certified Arborist.

Observations & Recommendations:

There are 15 trees identified on this report; any municipal trees located within 6 meters of the property line and all privately owned trees over 15cm in DBH within 6 meters of the property line.

Tree 1 is dead and requires removal by the Town of Oakville, marked with an X.

Trees 3, 7 and 8 are proposed for removal to accommodate the proposed construction. A tree removal permit is required. It is anticipated that 13 replacement trees will be required by the Town of Oakville.

Boundary tree 10 requires removal as it's dead. Written permission from the neighbouring property and a tree removal permit is required prior to removal.

The proposed excavation for the pool and patio will encroach on the tree protection zone of tree 12. It is recommended that this area is exposed using high pressure air, referred to as air spading technology, so the roots can be pruned by a Certified Arborist prior to excavation.

All remaining trees are to be protected as per the Town of Oakville standards throughout construction.

This report has been written in accordance the Town of Oakville's Tree Protection during Construction Procedures. Additional information can be found at <http://www.oakville.ca/townhall/en-tre-001-001.html>

Inspection of the trees on site was limited to a visual assessment from the ground only, unless stated otherwise. No inspection via climbing, exploration below grade, probing, or coring were conducted. Any observations and data collected from site are based on conditions at the time of inspection. Diameters of trees located on neighbouring properties were estimated to avoid trespassing.

Tree Inventory

Tree No.	Species	DBH (cm)	Crown Reserve (m)	Health	Structural Condition	Preservation Rating	TPZ (m)	Ownership	Observations/ Comments/ Recommendations
1	Norway Maple, <i>Acer platanoides</i>	61	8	D	P	L REMOVE	N/R	Town of Oakville	Tree ID 76585. DD; marked for removal by town with X.
2	Norway Maple, <i>Acer platanoides</i>	75	18	G	F	H PRESERVE	4.8	Town of Oakville; Appraisal value \$15,539.06	Tree ID 52537. TD. DW. PP.
3	Little leaf linden, <i>Tilia cordata</i>	26	8	G	F	L REMOVE	N/R	Private	PD; requires removal. Permit required. LN. LS.
4	Norway Maple, <i>Acer platanoides</i>	64	17	F	F	H PRESERVE	4.2	Town of Oakville; Appraisal value \$13,613.06	Tree ID 74004. TD. Vines growing on trunk. CD. DW.
5	Little leaf linden, <i>Tilia cordata</i>	23	6	G	G	H PRESERVE	2.4	Private	
6	Norway Maple, <i>Acer platanoides</i>	48*	13.7	G	G	H PRESERVE	3.0 PWF	Neighbour	0.5m from property line.
7	Austrian Pine, <i>Pinus nigra</i>	64	14	F	F	L REMOVE	N/R	Private	PD; requires removal. Permit required. DW. DS; infected with diplodia.
8	Austrian Pine, <i>Pinus nigra</i>	43	11	F	F	L REMOVE	N/R	Private	PD; requires removal. Permit required. DW. DS; infected with diplodia.

*DBH Estimated due to access restraints

PWF = Protected with fencing

Requires attention

Tree Inventory

Tree No.	Species	DBH (cm)	Crown Reserve (m)	Health	Structural Condition	Preservation Rating	TPZ (m)	Ownership	Observations/ Comments/ Recommendations
9	Silver Maple, <i>Acer saccharinum</i>	65*	19.8	F	F	M PRESERVE	4.2 PWF	Neighbour	2m from property line. DW. CD. PP.
10	Red Maple, <i>acer rubrum</i>	63*	14	D	P	L REMOVE	N/R	Boundary	DD; requires removal. Permit and neighbours permission required.
11	Silver Maple, <i>Acer saccharinum</i>	87	22	F	F	M PRESERVE	5.4	Boundary	CD. Large DW. LN. TD. Requires monitoring.
12	Silver Maple, <i>Acer saccharinum</i>	112	24	F	F	M PRESERVE	7.2	Boundary	CD. Large DW. IB. TD. PP. Air spading & root pruning recommended before landscape excavation.
13	Canadian Yew, <i>Taxus canadensis</i>	40	6	G	G	H PRESERVE	3.0	Town of Oakville; Appraisal value \$5,760.00	Tree ID 428743.
14	Norway Maple, <i>Acer platanoides</i>	48	11.9	F	F	H PRESERVE	3.0	Town of Oakville; Appraisal value \$7425.60	Tree ID 428744. PP. DW.
15	Mountain Ash, <i>Sorbus aucuparia</i>	24	6	F	F	H PRESERVE	2.4	Town of Oakville; Appraisal value \$1,814.40	Tree ID 13467. IB. DW.

*DBH Estimated due to access restraints

PWF = Protected with fencing

Requires attention

TREE INVENTORY METHEDOLOGY

DBH (cm): Diameter at breast height, standard of 1.4m above ground.

Height (m)3.5 Height of tree from ground to top of crown.

Crown Reserve (m): Diameter of crown, the trees canopy width.

Health: General overall health of the tree. Rated as (E) excellent, (G) good, (F) fair, (P) poor, (D) dead.

Structural Condition: Based on structural faults or defects Rated as (E) excellent, (G) good, (F) fair, (P) poor.

Preservation Rating: A trees projected survival based on the existing conditions. Rated as (H) high, (M) moderate, (L) low.

Observations, Comments, and Recommendations:

BC= broken crown	PTH= planted high
BN= bark necrosis (dead/dying bark)	PD= proposed development near tree
BR= branch	PS= prune away from structure
BS= bark split	PT= preserve tree
BT= bent trunk	PTL= planted low
CD= crown die back	RB= remove basket
CN= crown	RC= requires cabling
DC= tree in decline	RM= remove plant
DD= dead	RP= requires pruning
DF= defoliated	RS= remove stakes or wire
DS= diseased	TD= trunk decay
DW= deadwood	TP= transplanting potential
EC= elevate canopy	TRS= transplant stress
ER= exposed roots	TS= trunk split
EX= existing cable	UT= understory tree
FC= frost cracks	
FS= plant in footprint of proposed structure	
GC= impact from grade changes	
GR= girdling roots	
HT= hazardous tree	
IB= included bark	
LN= leaning	
LS= light suppressed	
MS= multiple stems	
PC= pollarded crown	
PL= poor leader development	
PP= passed pruning	

Tree Appraisal - Trunk Formula Method

Tree Number: **2**
 Address: **1067 Cedar Grove Blvd**
 Owner: **Town of Oakville**
 Date of Appraisal: **April 20, 2022**
 Appraiser: **Mike Boulanger**
 Certification
 Number: **ON-0893AT**

Field Observations

1. Species:	Norway Maple
2. Condition:	60%
3. DBH:	75
4. Location:	65%

Regional Plant Appraisal or Appraiser Developed or Modified Information

5. Species Rating:	68%
6a. Replacement Plant Size:	12
6b. Trunk Area:	113.04
7. Replacement Plant Cost:	500
8. Installation Cost:	1000
9. Installed Tree Cost:	1500
10. Unit Tree Cost:	13.27

Calculations by Appraiser using Field and Regional Information

11. Appraised Trunk Area:	4,415.63
12. Appraised Tree Trunk Increase: (#11 less #6b)	4,302.59
13. Basic Tree Cost (#12 x #10 + #9):	58,593.75
14. Appraised Value:	\$15,539.06

Tree Appraisal - Trunk Formula Method

Tree Number: **4**
 Address: **1067 Cedar Grove Blvd**
 Owner: **Town of Oakville**
 Date of Appraisal: **April 20, 2022**
 Appraiser: **Mike Boulanger**
 Certification
 Number: **ON-0893AT**

Field Observations

1. Species:	Norway Maple
2. Condition:	69%
3. DBH:	64
4. Location:	68%

Regional Plant Appraisal or Appraiser Developed or Modified Information

5. Species Rating:	68%
6a. Replacement Plant Size:	12
6b. Trunk Area:	113.04
7. Replacement Plant Cost:	500
8. Installation Cost:	1000
9. Installed Tree Cost:	1500
10. Unit Tree Cost:	13.27

Calculations by Appraiser using Field and Regional Information

11. Appraised Trunk Area:	3,215.36
12. Appraised Tree Trunk Increase: (#11 less #6b)	3,102.32
13. Basic Tree Cost (#12 x #10 + #9):	42,666.67
14. Appraised Value:	\$13,613.06

Tree Appraisal - Trunk Formula Method

Tree Number: **13**
 Address: **1067 Cedar Grove Blvd**
 Owner: **Town of Oakville**
 Date of Appraisal: **April 20, 2022**
 Appraiser: **Mike Boulanger**
 Certification
 Number: **ON-0893AT**

Field Observations

1. Species:	Canadian Yew
2. Condition:	80%
3. DBH:	40
4. Location:	60%

Regional Plant Appraisal or Appraiser Developed or Modified Information

5. Species Rating:	72%
6a. Replacement Plant Size:	12
6b. Trunk Area:	113.04
7. Replacement Plant Cost:	500
8. Installation Cost:	1000
9. Installed Tree Cost:	1500
10. Unit Tree Cost:	13.27

Calculations by Appraiser using Field and Regional Information

11. Appraised Trunk Area:	1,256.00
12. Appraised Tree Trunk Increase: (#11 less #6b)	1,142.96
13. Basic Tree Cost (#12 x #10 + #9):	16,666.67
14. Appraised Value:	\$5,760.00

Tree Appraisal - Trunk Formula Method

Tree Number: **14**
 Address: **1067 Cedar Grove Blvd**
 Owner: **Town of Oakville**
 Date of Appraisal: **April 20, 2022**
 Appraiser: **Mike Boulanger**
 Certification
 Number: **ON-0893AT**

Field Observations

1. Species:	Norway Maple
2. Condition:	65%
3. DBH:	48
4. Location:	70%

Regional Plant Appraisal or Appraiser Developed or Modified Information

5. Species Rating:	68%
6a. Replacement Plant Size:	12
6b. Trunk Area:	113.04
7. Replacement Plant Cost:	500
8. Installation Cost:	1000
9. Installed Tree Cost:	1500
10. Unit Tree Cost:	13.27

Calculations by Appraiser using Field and Regional Information

11. Appraised Trunk Area:	1,808.64
12. Appraised Tree Trunk Increase: (#11 less #6b)	1,695.60
13. Basic Tree Cost (#12 x #10 + #9):	24,000.00
14. Appraised Value:	\$7,425.60

Tree Appraisal - Trunk Formula Method

Tree Number: **15**
 Address: **1067 Cedar Grove Blvd**
 Owner: **Town of Oakville**
 Date of Appraisal: **April 20, 2022**
 Appraiser: **Mike Boulanger**
 Certification Number: **ON-0893AT**

Field Observations

1. Species:	Mountain Ash
2. Condition:	70%
3. DBH:	24
4. Location:	72%

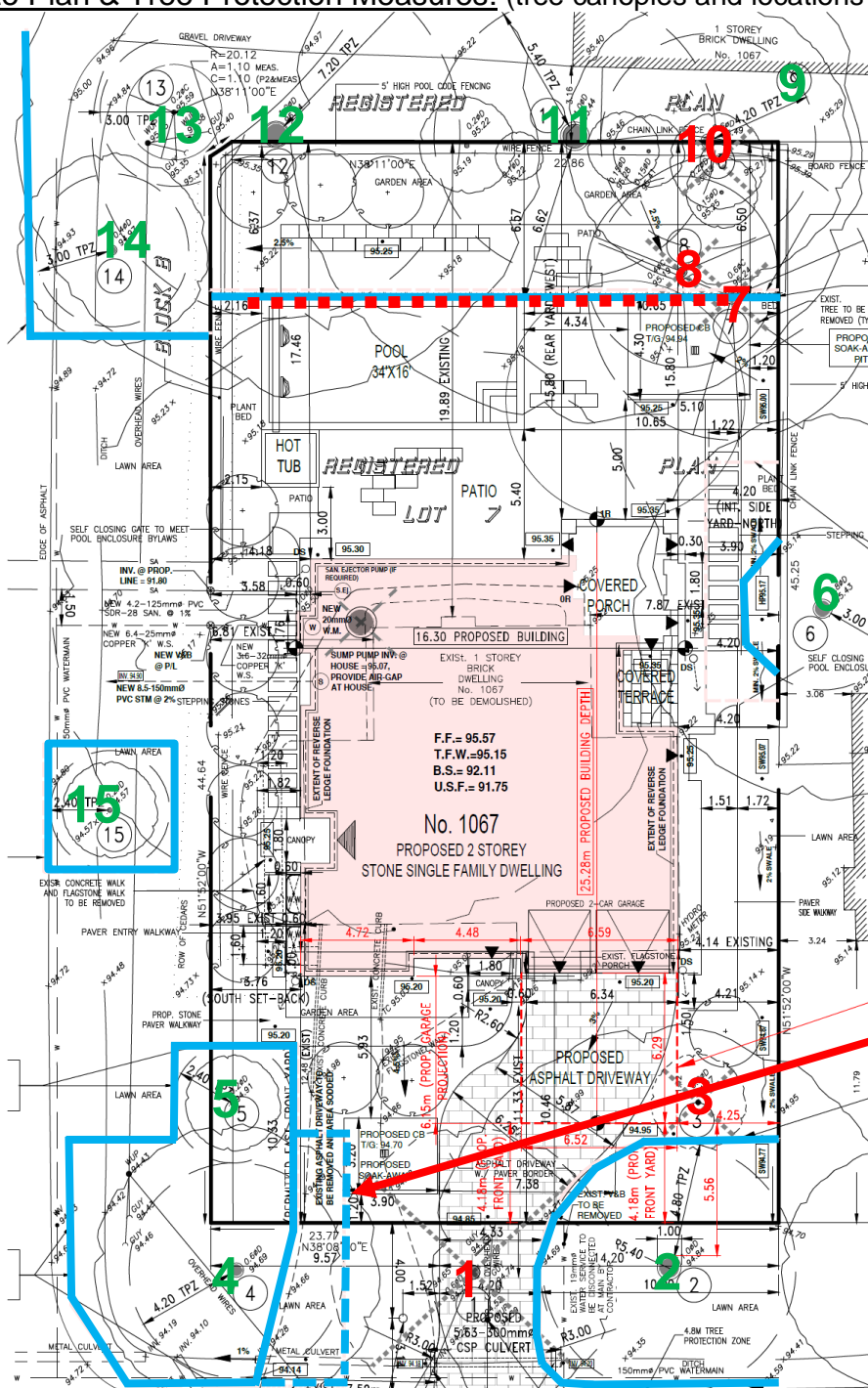
Regional Plant Appraisal or Appraiser Developed or Modified Information

5. Species Rating:	60%
6a. Replacement Plant Size:	12
6b. Trunk Area:	113.04
7. Replacement Plant Cost:	500
8. Installation Cost:	1000
9. Installed Tree Cost:	1500
10. Unit Tree Cost:	13.27

Calculations by Appraiser using Field and Regional Information

11. Appraised Trunk Area:	452.16
12. Appraised Tree Trunk Increase: (#11 less #6b)	339.12
13. Basic Tree Cost (#12 x #10 + #9):	6,000.00
14. Appraised Value:	\$1,814.40

Site Plan & Tree Protection Measures: (tree canopies and locations are approximate and not to scale)



Extend tree protection fencing/hoarding once existing driveway is removed. Caution to be taken while removing existing driveway ensuring machine use on asphalt only

Green = PRESERVE

Red = REMOVE

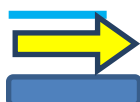
■■■■■ Air Spade & Root Pruning by certified arborist prior to excavation

— VTPZ: Tree Protection Hoarding is indicated in BLUE

Please see the Inventory Page to determine the recommended TPZ (Tree Protection Zone) requirements for each tree

Mike Boulanger
ISA Certified Arborist ON-0893AT
Wildwood Tree Services Ltd.

Town of Oakville GIS



VTPZ Tree Protection Hoarding is indicated in BLUE

Construction/Machine Access

HTPZ Horizontal Hoarding: 5" Layer of woodchips & Plywood or Steel Plating

For more information please refer to the following page and the link below for additional details for Tree Protection during Construction within The Town of Oakville

<http://www.oakville.ca/townhall/en-tre-001-001.html>

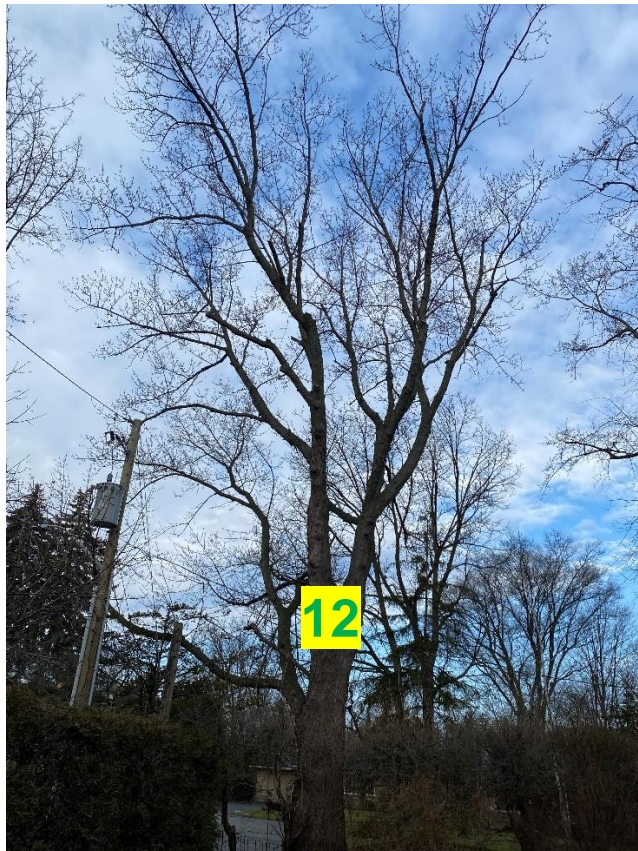
Never allow any construction material, fill or equipment to be stored within the TPZ of any preserved trees.

Mike Boulanger
ISA Certified Arborist ON-0893AT
Wildwood Tree Services Ltd.

Site Photos



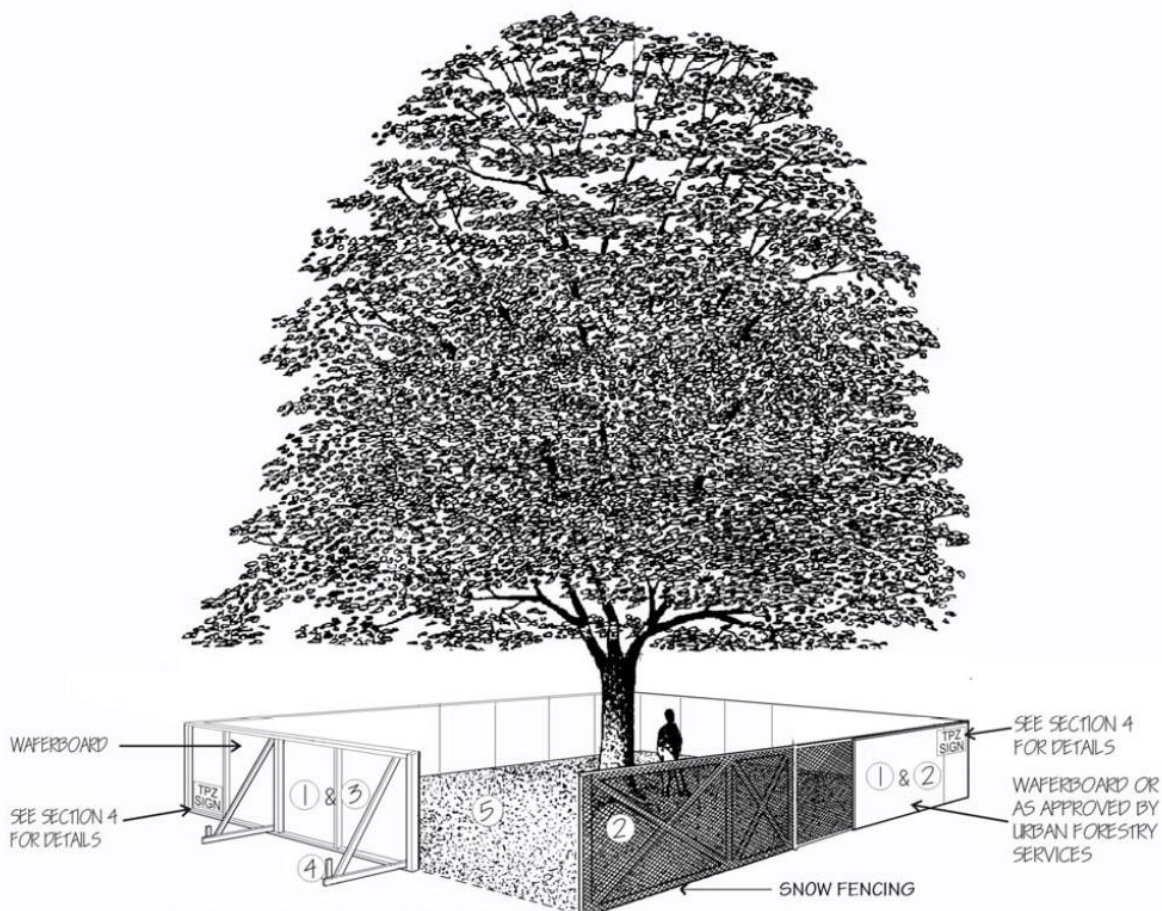
Mike Boulanger
ISA Certified Arborist ON-0893AT
Wildwood Tree Services Ltd.







SCHEDULE 1 TREE PROTECTION BARRIER



Tree Protection Barriers

PLYWOOD

- ① Tree protection barriers must be 1.2m (4ft) high, waferboard hoarding or an equivalent approved by Urban Forestry Services.
- ② Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of plastic web snow fencing on a wood frame made of 2"x 4"s .
- ③ Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- ④ All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
- ⑤ No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

Wildwood Tree Services Ltd. Favored Tree Species for Urban Settings.

Large Shade Trees.

- Sugar Maple, *Acer saccharum*
- Red Oak, *Quercus rubra*
- American Beech, *Fagus grandifolia*
- European Beech, *Fagus sylvatica*
- Tulip Tree, *Liriodendron tulipifera*
- Kentucky Coffeetree, *Gymnocladus dioica*

Evergreens (Coniferous)

- Silver Fir, *Abies concolor*
- Canadian Hemlock, *Tsuga canadensis*
- Eastern White Pine, *Pinus strobus*
- Colorado Blue Spruce, *Picea pungens*
- Hicks Yew, *Taxus media hicksii*
- Black Cedar, *Thuja Occidentalis Nigra*

Small and Ornamental Trees.

- Hackberry, *Celtis occidentalis*
- River Birch, *Betula nigra*
- Chanticleer Pear, *Pyrus calleryana chanticleer*
- Bradford Pear, *Pyrus calleryana bradford*
- Paperbark Maple, *Acer griseum*
- Bloodgood Japanese Maple, *Acer palmatum bloodgood*
- Siberian Crab Tree, *Malus baccata*
- Pyramidal English Oak, *Quercus robur fastigiata*
- Dawyck Purple Beech, *Fagus Sylvatica dawyck purple*
- Tricoloured Beech, *Fagus sylvatica 'Tricolor'*
- Florida Dogwood, *Cornus florida Std.*

It is best to consult an arborist to ensure you are selecting a species that is suitable for its location. A well maintained and carefully selected tree will ensure a tree that is both beautiful and sustainable.

**"The true meaning of life is to plant trees,
under whose shade you do not expect to sit."
~Nelson Henderson**

Business Licence

No. 21-112889

Licence type: Arboricultural
Qualification(s): Arborist, Certified Tree Worker/Specialist,
 Certified Chainsaw Operator

Wildwood Tree Services Ltd.
 3448 Ninth Line
 Oakville ON L6H 7A9

Wildwood Tree Services Ltd.
 3448 Ninth Line
 Oakville, ON
 L6H 7A9

Issue date:
 May 18, 2021
Expiry Date:
 April 30, 2022



Licensing Commissioner



The International Society of Arboriculture

Hereby Announces That

Mike Boulanger

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements
 through demonstrated attainment of relevant competencies as supported by
 the ISA Credentialing Council

Caitlyn Pollihan
 CEO & Executive Director

31 May 2003

30 June 2024

ON-0893AT

Issue Date

Expiration Date

Certification Number



Mike Boulanger
 ISA Certified Arborist ON-0893AT
 Wildwood Tree Services Ltd.