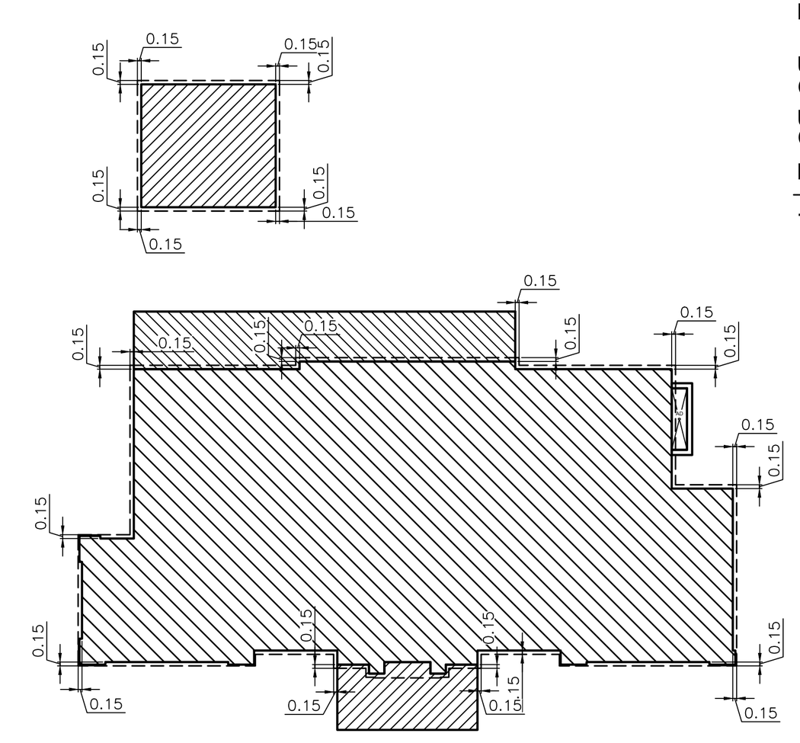
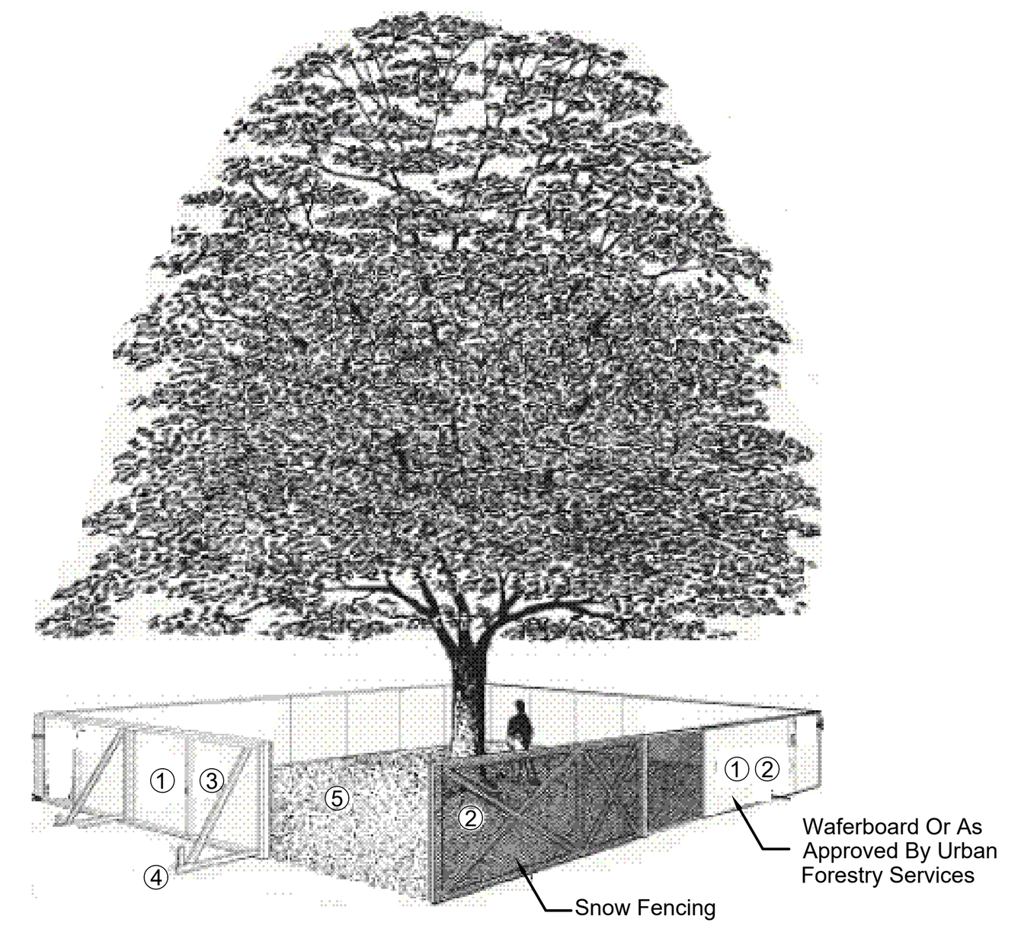
Lot Coverage Diagram — 1:300

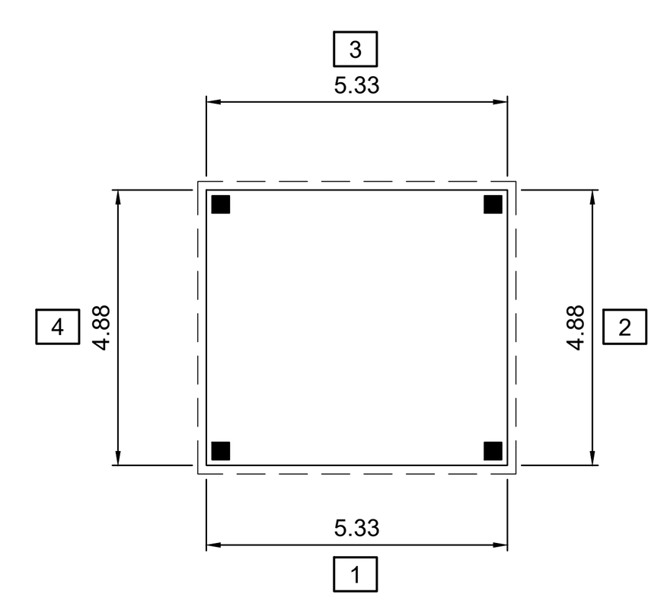


Lot Coverage

House Footprint	276.01 sm
Uncovered Front Porch (With Living Space Below)	14.16 sm
Uncovered Rear Porch (With Living Space Below)	32.00 sm
Proposed Cabana	26.01 sm
Total Coverage	348.18 sm 29.66%

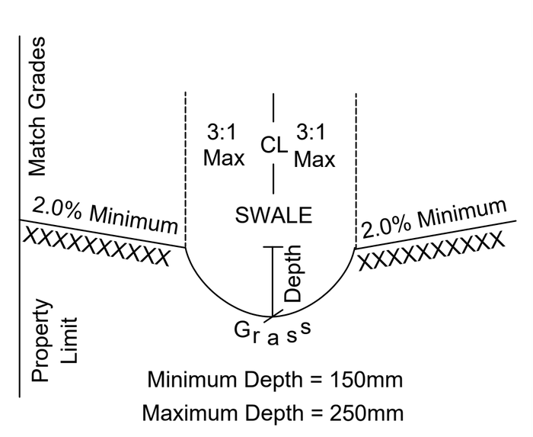


Average Grade Diagram - Cabana — 1:300



Wall No.	Wall Begin Elev.	Wall End Elev.	Wall Average Grade	Wall Length (m)	Product
1	80.62	80.67	80.65	5.33	429.84
2	80.70	80.70	80.70	4.88	393.82
3	80.60	80.60	80.60	5.33	429.60
4	80.55	80.55	80.55	4.88	393.08
TOTAL			322.50	20.42	1646.34

ESTABLISHED GRADE = TOTAL PRODUCT divided by TOTAL WALL LENGTH = 80.62



Typical Swale Detail — nts

Downspouts:

Downspouts shall discharge to grade via concrete splash pads, directed away from the building to prevent erosion and percolation to the weeping tile. Downspouts shall not typically discharge in between houses, only to the front and rear yards.

Tree Protection Barriers

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 Orange Plastic Web Snow Fencing On A Wood Frame Made Of 2x4'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 Excavation Of Any Kind Is Permitted Within The Tree Protection Zone.

Regional Approval

Region Design Of Water &/or Wastewater Services Approval Subject To Detail Construction Conforming To Halton Region Standards & Specifications & Location Approval From Area Municipality.

Signed: ____________________ Dated: ____________________
Infrastructure Planning & Policy

The Approval Of The Water System On Private Property Is The Responsibility Of, The Local Municipality, Regardless, The Applicant Must Ensure That The Region Of Halton's Standards Are Met. (The Water And Wastewater Linear Design Manual May Be Obtained On Halton.ca Or By Calling 311) All Water Quality Tests Must Be Completed To The Region Of Halton's Satisfaction Before The Water Supply Can Be Turned On.

Base Information:

Base Information Taken From Plan Of Survey
BY: Young & Young Surveying
Dated: Apr 14, 2021

Location

Plan of Lot 22
Registered Plan 358
Town of Oakville
Regional Municipality Of Halton

City Benchmark

Elevations Are Geodetic And Are Referred To The Town Of Oakville Benchmark No. 24 Having A Published Elevation Of 77.60 Meters.

*TFW (Top Of Foundation Wall)

Floor Sill Plate On Inside Face Of Foundation.
- See Reduced Thickened Foundation Wall Detail & Reverse Veneer Detail For Foundation Wall Ledge Condition On Outside Face Of Foundation Walls.
- Extent Of Each Type To Be Determined By Contractor On Site During Construction

**U/F (Under Side of Footing)

- U/F Denotes Minimum Depth Of Under Side of Footing.
- Under Side of Footing May Differ Depending On Basement Conditions. See Floor Plans And Elevations For Specific Under Side Of Footing Conditions .
- Footings To Be Min 1.2m Below Grade

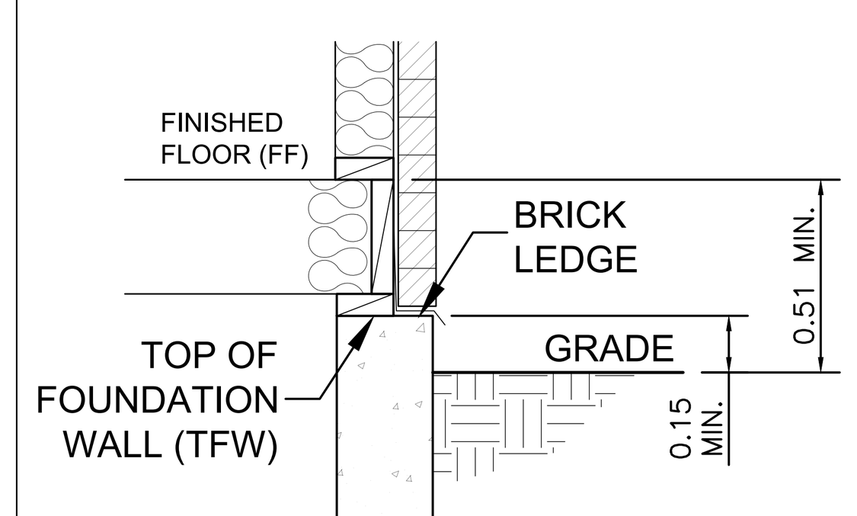
General Notes:

1. Do Not Scale Drawings
2. These Plans Are To Remain The Property Of The Designer And Must Be Returned Upon Request. These Plans Must Not Be Used In Any Other Location Without The Written Approval Of The Designer.
3. All Works To Be In Accordance With The Ontario Building Code And All Code References Refer To O.B.C. 2012 Division 'b'

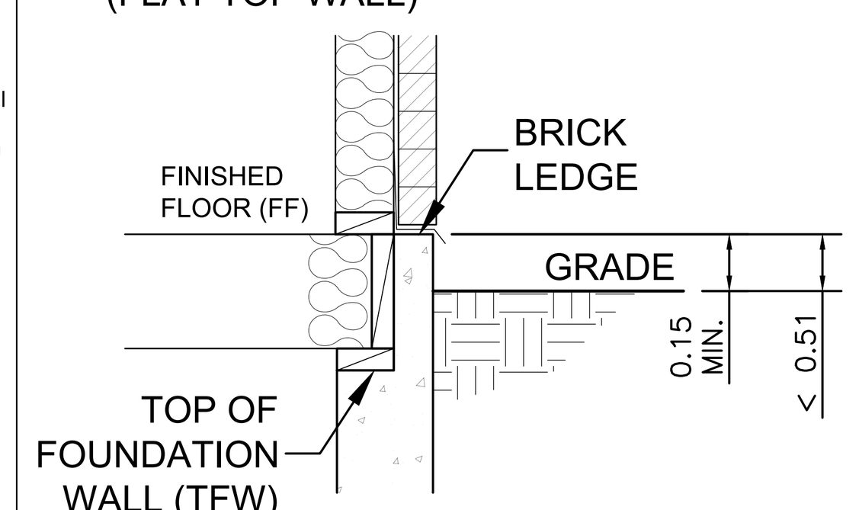
Legend

3R ▶	Main Level Entrance/Exit
3R ▷	Lower Level Entrance/Exit
	Property Line
	Existing To Be Removed
x 102.05	Existing Spot Elevation
102.05 x	Proposed Spot Elevation
	Rainwater Downspouts
AC	Air Conditioner
	Solid Hoarding
	Framed Hoarding
	ESC Or Silt Fence Hoarding
AD	Area Drain
0.30ØC	Denotes Coniferous Tree (with trunk diameter) To Remain
0.30ØD	Denotes Deciduous Tree (with trunk diameter) To Remain
0.30ØC	Denotes Tree (with trunk diameter) To Be Removed
R# SPECIES	Denoted Replacement Tree Native Species Min 60mm Caliper For Deciduous And 1.8m Height For Coniferous. (SPECIES) Refers To Type of Replacement Tree As Per Arborist Report. (R#) Refers To Replacement Tree Number Corresponding w/ Arborist Report
#	Denotes Tree Number Corresponding w/ Arborist Report

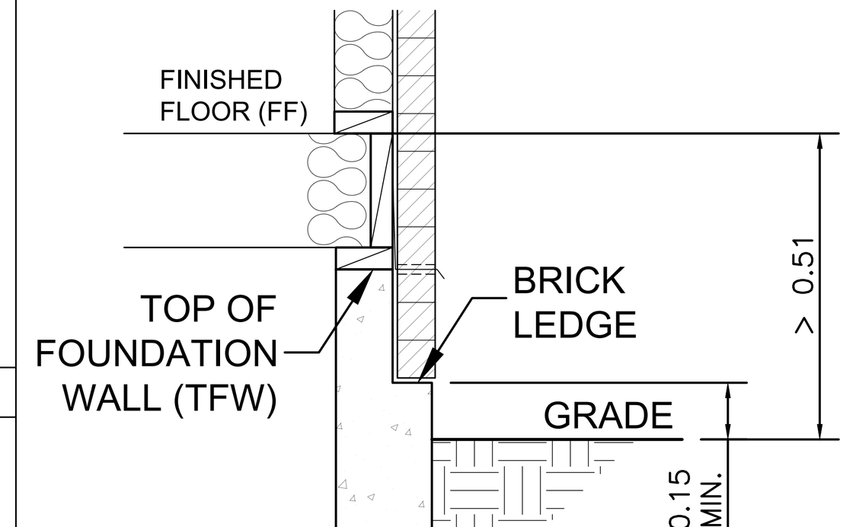
Top of Foundation Wall Conditions — 1:20



TFW - Typ. Condition
(FLAT TOP WALL)



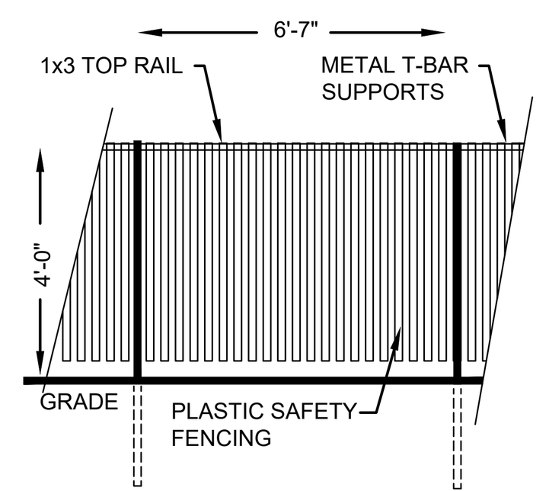
TFW - Reverse Veneer
(UP-STAND)



TFW - Reduced Thickness
(DROPPED VENEER)

Erosion and Siltation Notes

1. All erosion and sediment controls are to be installed according to approved plans prior to commencement of any earth moving work on the site and shall remain in place until all disturbed areas are stabilized with the intended final ground cover.
2. Erosion and sediment controls shall be inspected by the builder/ developer:
   a. Weekly
   b. Before and after any predicted rainfall event
   c. Following an unpredicted rainfall event
   d. Daily, during extended duration rainfall events
   e. After significant snow melt events
3. Erosion and Sediment controls shall be maintained in proper working order at all times. Damaged or clogged devices shall be repaired within 48 hours.
4. Where a site requires dewatering and where the expelled water can be freely released to a suitable receiver, the expelled water shall be treated to capture suspended particles greater than 40micron in size. The captured sediment shall be disposed of properly per MOECC guidelines. The clean expelled water shall be freely release to a suitable receiver in a manner that does not create downstream issues including but not limited to erosion, flooding – nuisance or otherwise, interference issues, etc.
5. Existing storm sewers and drainage ditches adjacent to the works shall be protected at all times from the entry of sediment/silt that may migrate from the site. For storm sewers: all inlets (rear lot catchbasins, road catchbasins, pipe inlets, etc.) must be secured/ fitted with siltation control measures. For drainage ditches: the installation of rock check dams, siltation fencing, sediment containment devises must be installed to trap and contain sediment. These siltation control devises shall be inspected and maintained per items 2 and 3 above.
6. In the event of a spill (release of deleterious material) on or emanating from the Site, the Owner or Owners agent shall immediately notify the MOECC and follow any prescribed clean up procedure. The Owner or Owners agent will additionally immediately notify the Town.



Tree Protection Barriet Detail — nts

Underground Utilities:

The Location Of Underground Services Shown On This Plan Is Only Approximate And Is For Planning And Design Purposes Only. This Information Must Not Be Assumed To Be Complete Or Up-To-Date And An On-Site Locate Must Be Ordered Prior To Any Excavation. David W. Small Designs Inc. Accepts No Responsibility For Any Claims Or Losses Due To Improper Use Of This Information.

Notes:

There Are To Be No Grad Changes Within 0.3m Of Common Property Lines

The Existing Sanitary Lateral Must Be Inspected at The property Line By Regional Inspector, And Televised By Regional Forces Prior To Connection. A Lateral That Does Not Meet Current Regional Standards Must Be Dissconnected At The Main. A Revision To The Service Permit Drawings And Payment Of Applicable Fees Is Required.

Existing Services Must Be Disconnected At The Main By The Contractor

All Water And Sanitary Main Taps Are To Be Preformed By Region Of Halton Forces Only

Contractor To Determine Existing Inverts And Report Any Discrepancies To The Engineer

Contractor To Determine San. Inverts On Site And Determine If San. Ejector Pump Is Required

STORM INVERT @ MAIN UNKNOWN. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE GRAVITY FLOW FROM PROPOSED BASEMENT FLOOR ELEVATION. IF A GRAVITY CONNECTION CANNOT BE ACHIEVED FROM THE PROPOSED BASEMENT FLOOR ELEVATION A SUMP PUMP IS TO BE INSTALLED AS PER OBC + MUNICIPAL REQUIREMENTS.

THE EXISTING SANITARY SERVICE LATERAL MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR AND TELEVISED BY REGIONAL FORCES PRIOR TO CONNECTION

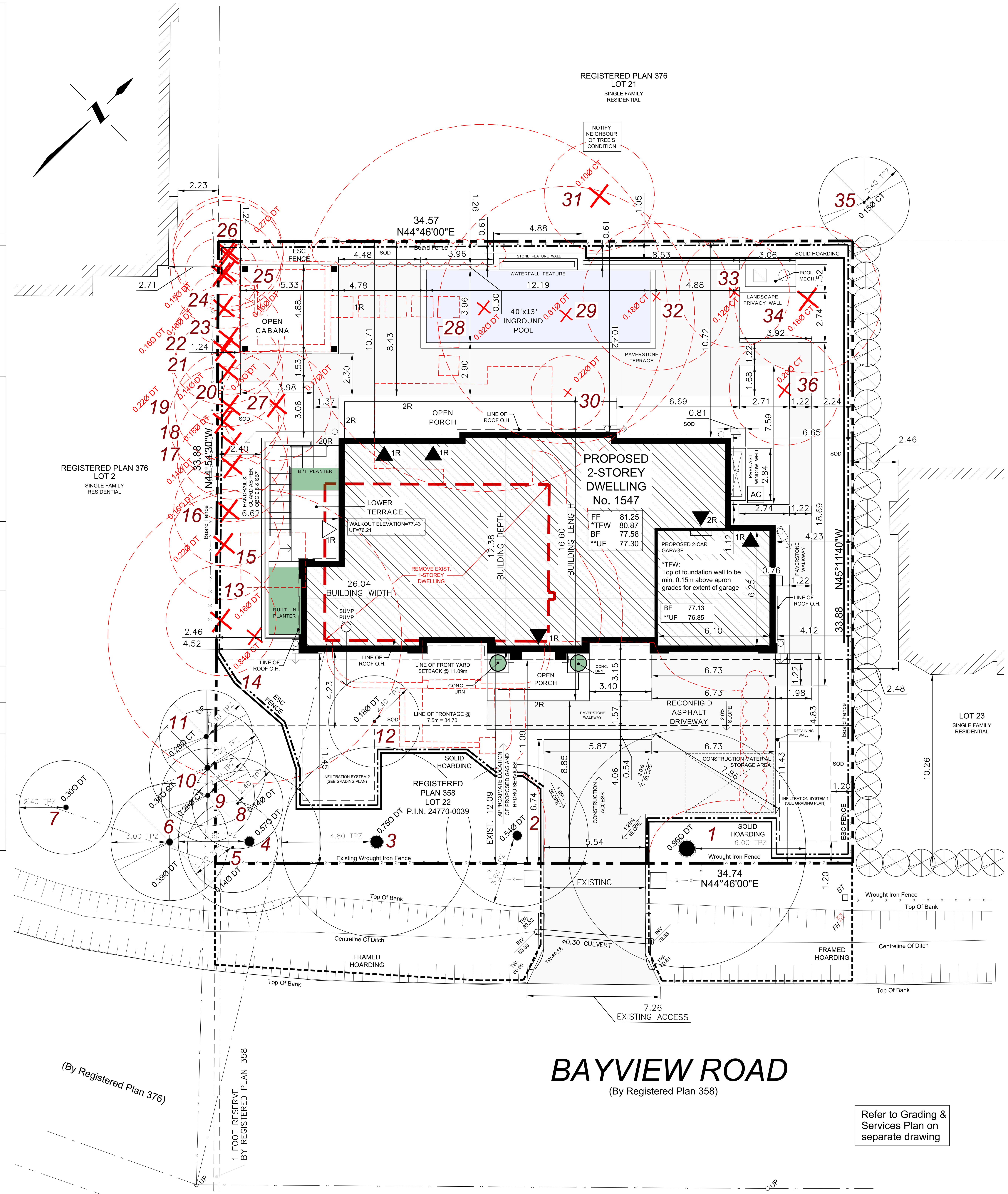
NOTE: CONTRACTOR TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER

ALL WATER AND SANITARY TAPS ARE TO BE PREFORMED BY REGION OF HALTON FORCES ONLY

EXISTING SERVICES MUST BE DISCONNECTED AT THE MAIN BY CONTRACTOR

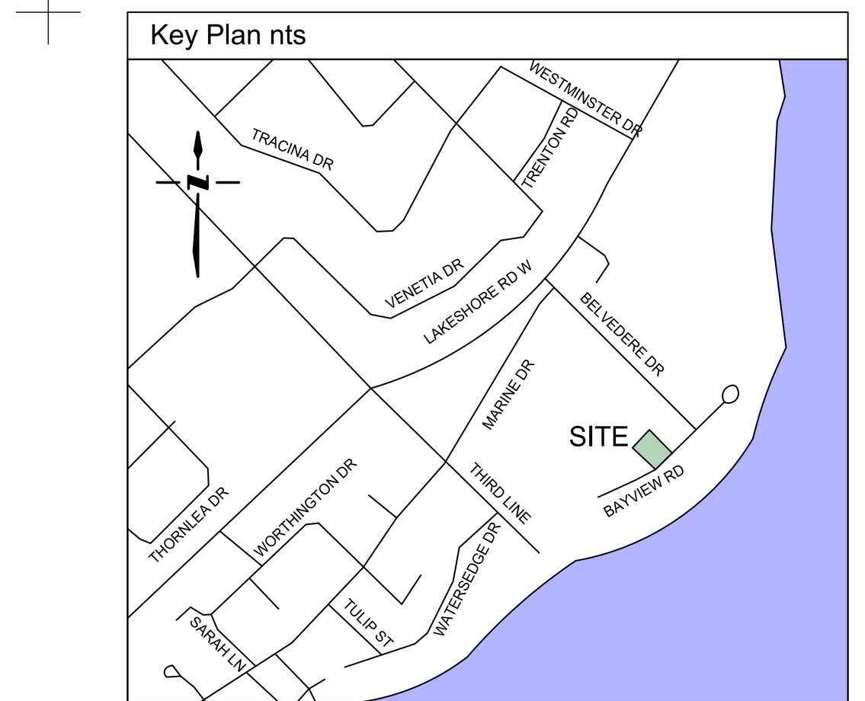
Sump Pump Notes:

a) Sump pumps shall discharge via pipe directly to a storm sewer as indicated on site plan.
b) Air gap and back flow preventer required for the storm service.
c) Storm service to be made of 150mm Dia. PVC pipe from house to storm sewer main.
d) Storm inverts as noted on site plan.



Refer to Grading & Services Plan on separate drawing

Key Plan nts



Site Data

Lot Area	1173.97 sm	(0.11 ha)
Zoning		RL2-0
Established Grade		80.47

Floor Area

Ground Floor (Includes 71.2 sf of Stairs)	232.68 sm	2504.6 sf
Second Floor (Excludes 86.5 sf of Stairs & 671.4sf Of Open To Below)	203.85 sm	2194.3 sf
Total Area	436.53 sm	4698.9 sf
Garage (Measured to Interior Face of Garage Walls)	38.09 sm	410.0 sf
Finished Basement (Measured to Inside Face of Finished Basement Walls)	222.10 sm	2390.7 sf

Lot Coverage

Proposed Footprint (Including Garage)	23.51%	276.01 sm
Proposed Uncovered Front Porch (With Living Space Below)	1.21%	14.16 sm
Proposed Uncovered Rear Porch (With Living Space Below)	2.73%	32.00 sm
Proposed Cabana	2.22%	26.01 sm
Total Proposed Coverage	29.66%	348.18 sm
Max Allowed Coverage	25.00%	293.49 sm

The Undersigned Has Reviewed And Takes Responsibility For This Design, And Has The Qualifications And Meets The Requirements Set Out In The Ontario Building Code To Be A Designer.
Qualification Information Required Unless The Design Is Exempt Under Division C -3.2.5.1. Of the 2012 ONTARIO Building Code.

Peter Giordano — Signature — 25061
Name — BCIN

Registration Information Required Unless The Design Is Exempt Under Division C -3.2.4.1. Of the 2012 ONTARIO Building Code.
DAVID W. SMALL DESIGNS INC. — 29999
Firm Name — BCIN

no.	date	revision / comment
7	Feb 03/25	House Shifted to 11.09m Front Yard Setback
6	Jan 03/25	Revised As Per Zoning Comments
5	Dec 20/24	Revised As Per Zoning Comments
4	Nov 01/24	Grading Coordination
3	Jun 28 /24	Arborist Coordination
2	Jun 07 /24	Client Requested Revisions
1	May 31/24	Issued To Owner For Zoning Approval

Project:

The Karas Home
1547 Bayview Road
Plan of Lot 22
Registered Plan 358
Town of Oakville,
Regional Municipality of Halton

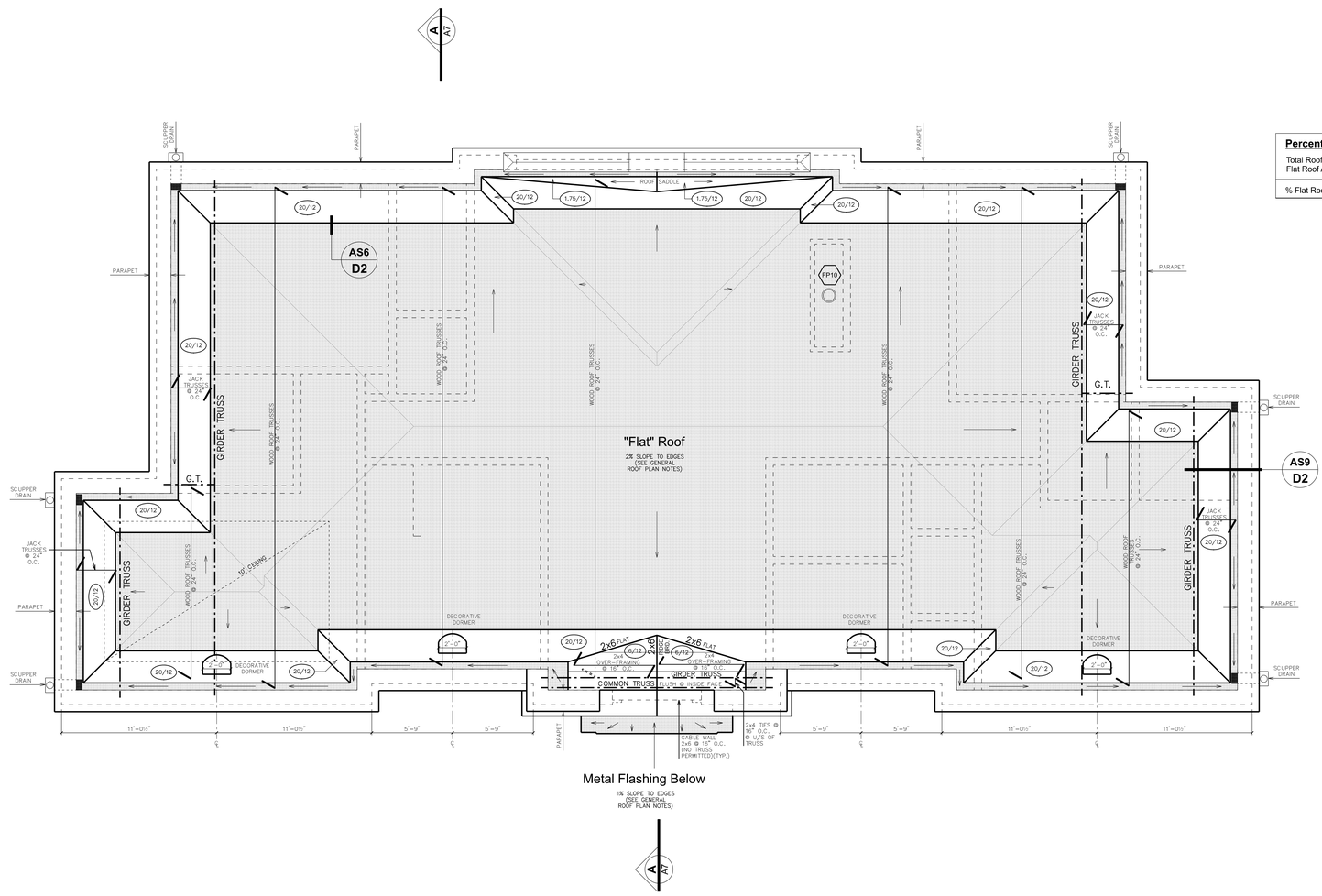
Drawing:

Site Plan

Scale:	1:150
Date:	May 2024
Dwn by:	AZ
Proj. no.:	23 - 2053

SP

David Small Designs
Architecture + Interior Design



Percentage Flat Roof Area

Total Roof Area - 3,087.00 sf.
Flat Roof Area - 2,023.40 sf.

% Flat Roof Area - 65.55%

ROOF LOADS

Dead Load = 17 PSF

SNOW LOAD
OBC SB-1 TABLE 1.2
Oakville, ON
Ss=1.1 Sr = 0.4
S = Cb* Ss + Sr
s = 0.55*1.1 + 0.4
= 1.005 kPa (21.0 PSF)

Part 4
S = 1.28 kPa (26.7 PSF)

Wind Load
q 1/50 = 0.47

TYPICAL WALL STUD CONSTRUCTION

EXTERIOR WALLS:
2x6 SPF #2 @ 16" O.C. (13'-0" MAXIMUM)
2/2x6 SPF #2 @ 12" O.C. (13'-1" - 16'-0")

INTERIOR WALLS:
2x6 SPF #2 @ 16" O.C. (13'-0" MAXIMUM)
2/2x6 SPF #2 @ 12" O.C. (13'-1" - 16'-0")
2x6 SPF #2 @ 16" O.C. (FOR 11'-0" BASEMENT)

M. J. LEE
100501384
MAY 31, 2024
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

WE TAG No. WE 41

For Structural Only.
Engineered Floor & Truss Design By Others.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the ontario building code to be a designer.
Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano — Signature — 25061 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc. — 29999 BCIN

Roof Notes

All roof slopes to be 20/12 unless noted otherwise

= Interior Load-Bearing Walls

= Flat Roof - 2% Slope to Edges (See General Roof Plan Notes)

= Flush Lintel - See Detail

Drawing Legend

- Joist direction
- Floor drain
- Interconnected smoke alarm w/ visual indicator
- CO Alarm
- PA — Post above
- 20"X28" Attic access hatch
- Typical 'P3' post UNO

no.	date	revision / comment
2	Nov 20/24	Window Over Front Entry Revised
1	May 31/24	Issued To Owner For Zoning Approvals

Project:

The Karas Home
1547 Bayview Road

Plan of Lot 22
Registered Plan 358
Town of Oakville,
Regional Municipality of Halton

Drawing:

Roof Plan

Scale: 1/4"=1'-0"
Date: May 2024
Dwn by: MF/BS/TK
Proj. no.: 23-2053

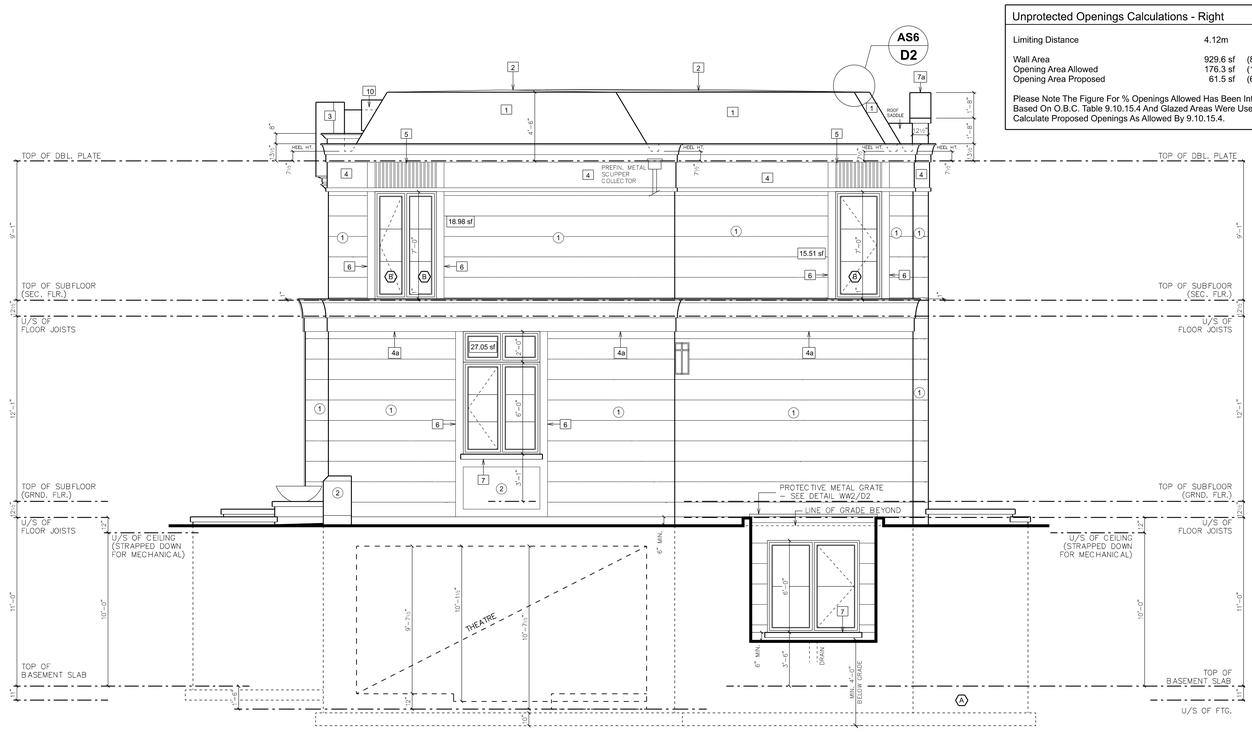
A4

David Small Designs
Architecture + Interior Design

Front (South) Elevation

Unprotected Openings Calculations - Right		
Limiting Distance	4.12m	
Wall Area	929.6 sf	(86.4 sm)
Opening Area Allowed	176.3 sf	(19.0 %)
Opening Area Proposed	61.5 sf	(6.6 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.



Right-Side (East) Elevation

Drawing Legend

1.0 Materials

1. Smooth Face Cut Stone
2. Cut Stone Panel
3. ACM Panel

2.0 Roofing

1. Faux Slate Shingles
2. 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists
3. Raised Seam Prefinished Metal Roofing

3.0 Trim, Cornice, Moulding, & Gutter Notes

3. 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 6" Prefinished Aluminum Gutter
4. 14.5" Crown Mould Cut Stone Trim on Flat w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 3'-1/2" High)
4a. 14.5" Crown Mould Cut Stone Trim on Flat (Total 2'-1/2" High)
4b. 4" Crown Mould Cut Stone Trim on Flat w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 12" High)
4c. 4" Crown Mould Cut Stone Trim on Flat (Total 8" High)
4d. 4" Crown Mould Cut Stone Stepped Trim on Flat (Total 10" High)
4e. 4" Crown Mould Cut Stone Trim on Flat (Total 6" High)
5. Cut Stone Fluted Headers (To Match Window Width)
6. 6" Cut Stone Trim Recessed 1 1/2"
7. 4" Cut Stone Sill c/w 2" Projection
7a. 4" Cut Stone Coping Cap w/ 2" Projection
8. 2'-8" Diameter Cut Stone Medalion
9. 2'-0" Diameter Recessed Cut Stone Medallion
10. 2'-0" Diameter Metal Decorative Dormer

4.0 Railing, Post

11. 12"x12" Cut Stone Clad Post As Shown
12. Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the ontario building code to be a designer.
Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano — Name — Signature — 25061 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc. — Firm Name — 29999 BCIN

no.	date	revision / comment
2	Nov 20/24	Window Over Front Entry Revised
1	May 31/24	Issued To Owner For Zoning Approvals

Project:

The Karas Home
1547 Bayview Road
Plan of Lot 22
Registered Plan 358
Town of Oakville,
Regional Municipality of Halton

Drawing:

Front & Right-Side Elevations

Scale: 1/4"=1'-0"
Date: May 2024
Dwn by: MF/BS
Proj. no.: 23-2053

A5

David Small Designs
Architecture + Interior Design

Front Elevation - 3D Render

The Karas Home

1547 Bayview Road, Oakville ON

Proj #: 2053 REV: DDR3

SCALE: NTS
APRIL 24, 2024

David Small Designs
Architecture + Interior Design

www.davidsmalldesigns.com PH 905.271.9100

Right Elevation - 3D Render

The Karas Home

1547 Bayview Road, Oakville ON

Proj #: 2053 REV: DDR3

SCALE: NTS
APRIL 24, 2024

David Small Designs
Architecture + Interior Design

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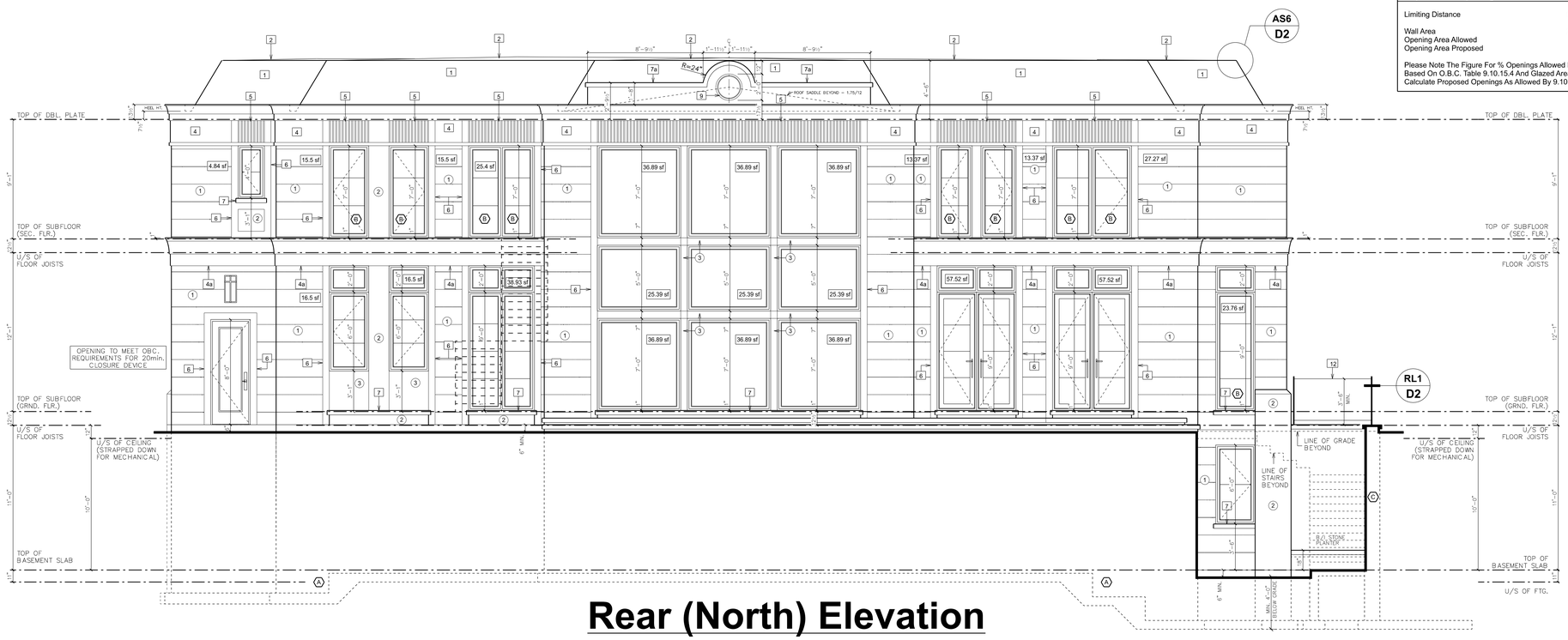
Unprotected Openings Calculations - Rear		
Limiting Distance	9.65m	
Wall Area	2014.6 sf	(187.2 sm)
Opening Area Allowed	763.5 sf	(37.9%)
Opening Area Proposed	623.6 sf	(31.0%)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.



Rear (North) Elevation

Unprotected Openings Calculations - Left		
Limiting Distance	4.52m	
Wall Area	933.8 sf	(86.8 sm)
Opening Area Allowed	206.9 sf	(22.2%)
Opening Area Proposed	142.4sf	(15.2 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

Left-Side (West) Elevation

Drawing Legend

1.0 Materials

1. Smooth Face Cut Stone
2. Cut Stone Panel
3. ACM Panel

2.0 Roofing

1. Faux Slate Shingles
2. 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists
3. Raised Seam Prefinished Metal Roofing

3.0 Trim, Cornice, Moulding, & Gutter Notes

3. 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 6" Prefinished Aluminum Gutter
4. 14.5" Crown Mould Cut Stone Trim on Flat w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 3'-1/2" High)
4a. 14.5" Crown Mould Cut Stone Trim on Flat (Total 2'-1/2" High)
4b. 4" Crown Mould Cut Stone Trim on Flat w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 12" High)
4c. 4" Crown Mould Cut Stone Trim on Flat (Total 8" High)
4d. 4" Crown Mould Cut Stone Stepped Trim on Flat (Total 10" High)
4e. 4" Crown Mould Cut Stone Trim on Flat (Total 6" High)
5. Cut Stone Fluted Headers (To Match Window Width)
6. 6" Cut Stone Trim Recessed 1 1/2"
7. 4" Cut Stone Sill c/w 2" Projection
7a. 4" Cut Stone Coping Cap w/ 2" Projection
8. 2'-8" Diameter Cut Stone Medalion
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10. 2'-0" Diameter Metal Decorative Dormer

4.0 Railing, Post

11. 12"x12" Cut Stone Clad Post As Shown
12. Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the ontario building code to be a designer.
Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano — Signature — 25061 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc. — 29999 BCIN

no.	date	revision / comment
1	May 31/24	Issued To Owner For Zoning Approvals

Project:

The Karas Home
1547 Bayview Road
Plan of Lot 22
Registered Plan 358
Town of Oakville,
Regional Municipality of Halton

Drawing:

Rear & Left-Side Elevations

Scale: 1/4"=1'-0"
Date: May 2024
Dwn by: MF/BS
Proj. no.: 23-2053

A6

David Small Designs
Architecture + Interior Design

Rear Elevation - 3D Render

The Karas Home

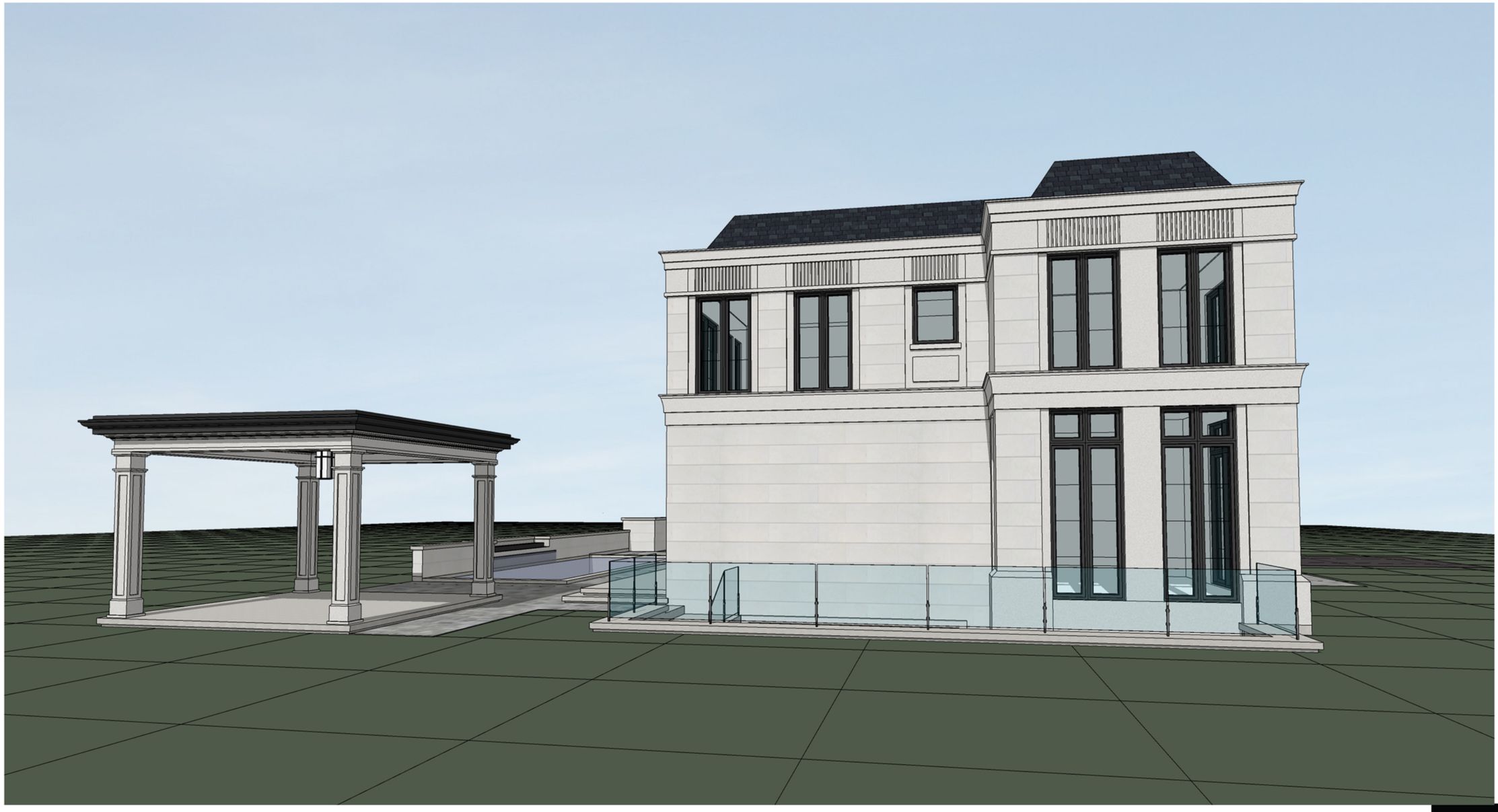
1547 Bayview Road, Oakville ON

Proj #: 2053 REV: DDR3

SCALE: NTS
APRIL 24, 2024

David Small Designs
Architecture + Interior Design

www.davidsmalldesigns.com PH 905.271.9100



Left Elevation - 3D Render

The Karas Home

1547 Bayview Road, Oakville ON

Proj #: 2053 REV: DDR3

SCALE: NTS
APRIL 24, 2024

David Small Designs
Architecture + Interior Design

www.davidsmalldesigns.com PH 905.271.9100

Welwyn Consulting

July 2, 2024

David Small Designs Inc.
c/o Rebecca Muise
4-1405 Cornwall Road
Oakville, Ontario L6J 7T5 rebecca@dsd.ca

SUBJECT: Arborist Report and Tree Preservation Plan
1547 Bayview Road, Oakville (amended Nov.19/24)

Dear Rebecca:

Attached please find the Arborist Report & Tree Preservation Plan that has been prepared for the above listed property. It is the client's responsibility to review the entire report to ensure all required tree permit application forms are filed with the Town of Oakville.

This report includes an evaluation of all subject site trees of 15cm and greater in DBH (diameter at breast height) and all neighbouring and Town-owned trees regardless of DBH within 6 metres of the subject site's property lines. This evaluation includes the DBH, height, canopy spread, health, and structural condition of all trees that may be affected by the currently proposed site plan. This report also provides a Tree Preservation Plan for the property, including the appropriate Tree Protection Zones (TPZ).

This information complies with the following Town of Oakville By-Laws required to obtain a Site Alteration Permit:

- *Site Alteration By-Law No. 2003-021 and Amendment No.2008-124*
- *Private Tree Protection By-law No. 2017-038*
- *Trees on Town Property By-Law No.2009-025*
- *Tree Protection Policy and Specifications for Construction near Trees*

Included in the report (if applicable) are Valuation Appraisals of any Town-owned trees as required by the Town of Oakville to obtain any necessary tree permits. This letter is part of the Arborist Report and Tree Preservation Plan and may not be used separately. Please feel free to contact me to discuss this report further.

Best regards,

Tom Bradley B.Sc. (Agr.)
A.S.C.A. Registered Consulting Arborist #492
I.S.A. Certified Arborist #ON-1182A
I.S.A. Certified Tree Risk Assessor
Butternut Health Assessor (O.M.N.R)
Welwyn Consulting (Business Licence #18-108827)
(905) 301-2925 welwyntrees@gmail.com

Welwyn Consulting

Arborist Report and Tree Preservation Plan

1547 Bayview Road, Oakville

Prepared For
David Small Designs Inc.
c/o Rebecca Muise
4-1405 Cornwall Road
Oakville, Ontario L6J 7T5 rebecca@dsd.ca

Prepared By
Tom Bradley B.Sc. (Agr.)
A.S.C.A. Registered Consulting Arborist #492
I.S.A. Certified Arborist #ON-1182A
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Prepared On
July 2, 2024

Amended On
November 19, 2024 – updated site plan/septic field

Table of Contents

Summary

This Arborist Report and Tree Preservation Plan addresses all subject site trees with a diameter at breast height (DBH) of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site that may be affected by the proposed property development, and provides recommendations for their preservation and/or removal. This report also includes hoarding distances for the Tree Protection Zones (TPZ), and provides recommendations for current and future tree health care.

Based upon the Tree Inventory for this property, there are **thirty six (36) trees** that may be affected by the proposed site development plan:

- Twenty nine (29) trees on the subject site
- Seven (7) neighbouring trees within 6m of the subject site's property lines
- No (0) shared ownership trees along any subject site property lines
- No (0) Town-owned trees within 6m of the subject site's property lines

Table 1: Tree Preservation and Removal

TREES TO PRESERVE	**TREE NUMBER**	**TOTAL**
i) Subject Site Trees	1, 2, 3, 4, 5, 8	6
ii) Neighbouring Trees	6, 7, 9, 10, 11, 35	6
iii) Town-owned Trees	0	0
	# of Trees to be Preserved:	**12**
TREES TO REMOVE	**TREE NUMBER**	**TOTAL**
i) Subject Site Trees	12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23	23
	24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 36	
ii) Neighbouring Trees	31 (dead tree - notify neighbour)	1
iii) Town-owned Trees	0	0
	# of Trees to be Removed:	**24**
	Total Trees on or adjacent to Subject Site:	**36**

Specific tree-related issues on this site:

Please refer to Page 7 of this report for on-site supervision requirements by a Certified Consulting Arborist during the proposed construction activities at 1547 Bayview Road, Oakville.

Introduction

This Arborist Report and Tree Preservation Plan provides the current condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site that may be affected by the proposed site development plan as indicated by the attached site plan in Appendix A. The intent of the Tree Preservation Plan is to retain as many trees on the site as is reasonable and minimize the potential impact of construction injury to the trees through the use of Tree Protection Zones (TPZ) and other generally recognized arboricultural practices.

Assignment

Welwyn Consulting was contacted by **David Small Designs Inc.** to provide an Arborist Report and Tree Preservation Plan, as required by the Town of Oakville's Tree Protection By-Laws, to minimize the impact that the proposed construction may have on the trees on or adjacent to this property. This report shall list specific trees to be preserved or removed, recommend any immediate maintenance required to create a safer environment for contractors and the property owner, and provide a long-term tree preservation and management plan for the site.

Limits of Assignment

This report is limited to assessing/documenting the health and structural condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site during Welwyn Consulting's site survey on **June 6, 2024.** All evaluations are based upon a visual inspection of the trees from the ground, and the analysis of photos and any samples taken during that inspection.

Unless specifically stated in the report;

1.) Neither aerial inspections nor root excavations were performed on any trees on or within 6 metres of the subject site.
2.) A Level II Basic Assessment using the 2011 International Society of Arboriculture (I.S.A.) *Best Management Practices* was used for tree evaluations on the subject site.
3.) A Level I Limited Visual Assessment was used for any off-site trees as required.

Purpose and Use

The purpose of this report is to document the current health and structural condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site, and to provide an Arborist Report and Tree Preservation Plan that complies with the Town of Oakville's Tree Protection and Site Alteration Bylaws.

This report is intended for the exclusive use of **David Small Designs Inc**. Upon submission by and payment to Welwyn Consulting, this report will be licensed for use by **David Small Designs Inc.** at their discretion.

Observations

The proposed development is located in an established residential area near the intersection of Bayview Road and Belvedere Drive within the Town of Oakville. This site presently contains a single family dwelling that will be demolished and replaced with a new home. Welwyn Consulting visited the site on **June 6, 2024** to conduct the tree inventory and take photographs of the trees on site as well as any neighbouring or Town-owned trees that may be affected by the proposed site plan.

Photo #1

Photo #2

Figure #1: These 2 photos show the front and rear yard of the subject site at 1547 Bayview Road as they appeared during the tree inventory conducted on June 6, 2024.

Appendices

Appendix A contains the most current site plan supplied by **David Small Designs Inc.** which provides the following information:

- The location of the trees on or adjacent to the subject site
- Property lines for the subject site and neighbouring properties
- Property lines for Town-owned lands adjacent to the subject site
- All existing buildings and hard surfaces
- An outline of the proposed building

Appendix B contains the Tree Inventory for this site. All trees were assigned numbers, and measured for diameter at breast height (DBH=1.4m), height, and canopy spread. The trees' health, structural condition and their physical location/ownership provide the basis for their recommended preservation or removal.

Appendix C contains selected photos of trees on this site.

Trees to Preserve (12)

NOTES:

1.) It is the responsibility of the client to ensure that all architects, engineers, and contractors involved with the project be provided with a copy of the entire Arborist Report and Tree Preservation Plan for review prior to the commencement of construction activities on this site.

2.) All subject site trees 15cm DBH or greater and any hedge with stems that measure 15 cm DBH or greater are protected by the Private Tree Protection By-Law (2017-038). All Town-owned trees regardless of DBH are protected by the Trees on Town Property By-Law (2009-025).

3.) A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

- **Trees #1, 2, 3, 4, 5 and 8 Front yard trees (subject site)**

  These six (6) trees are located in the front yard of the subject site at . These 6 trees shall be protected for the duration of the proposed construction activities on this site.

  These six (6) subject site trees shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 12 of this report should result in the trees' continued survival.

  NOTES:

  1.) The existing driveway within the drip-lines of Trees #1 and 2 will be re-used and a portion of the driveway is proposed to be reconfigured outside the north side of the minimum 6.0m TPZ for Tree #1.

  2.) The existing subject site driveway is proposed to be paved with an asphalt surface. The existing interlocking driveway surface shall be removed by hand (no heavy equipment) and the existing base/subgrade re-used (no excavation – re-grading only) within the minimum TPZ values for Trees #1 and 2 to minimize the potential for root injury.

  3.) *The two (2) proposed infiltration systems shall be installed using dry-vac/air-spade excavation (no open trenching) within the minimum 6.0m TPZ for Tree #1 and the 4.8m TPZ for Tree #3 and under the supervision of a Certified Consulting Arborist.*

  4.) A Tree Protection Audit report documenting the results of the above on-site supervision shall be prepared by the project Consulting Arborist for submission to the Town of Oakville's Urban Forestry Department.

- **Trees #6, 7, 9, 10 and 11 Neighbouring trees**

  These five (5) trees are located on the neighbouring property west of the subject site at 1547 Bayview Road. These 5 trees must be protected for the duration of the proposed construction activities on this site.

  These five (5) neighbouring trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 12 of this report should result in the trees' continued survival.

- **Tree #35 White Spruce (neighbour)**

  This tree is located on the neighbouring property north of the subject site at 1547 Bayview Road. This tree must be protected for the duration of the proposed construction activities on this site.

  This neighbouring tree must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 12 of this report should result in the tree's continued survival.

Trees to Remove (24)

NOTES:

1.) Prior to construction, all trees scheduled for removal should be removed to grade level to increase the safety for both the property owner and any contractors.

2.) *The Private Tree Protection By-Law 2017-038 regulates all trees up until final Site Plan approval. During the Site Plan Process, trees shall not be removed as they are part of the formal submission. Once final Site Plan approval has been granted, the by-law is superseded by conditions that are set out in the approved Site Plan. Once Site Plan approval is granted, the private trees to be removed are not subject to the Private Tree By-Law procedure.*

- **Trees #12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34 and 36 (subject site trees)**

  These twenty three (23) trees are in conflict with the proposed site plan and are proposed to be safely removed to grade level prior to the commencement of any on-site construction activities. Note that Trees #15-25 constitute a previously pollarded Siberian Elm hedge that has reverted to a more tree-like habit.

  NOTE: Replacement tree numbers were derived as follows:

a.	Tree #12 – 18cm DBH	2 replacement trees
b.	Tree #13 – 16cm DBH	2 replacement trees
c.	Tree #14 – 84cm DBH	No replacement trees (within building envelope)
d.	Tree #15 – 22cm DBH	2 replacement trees
e.	Tree #16 – 16cm DBH	2 replacement trees
f.	Tree #17 – 14cm DBH	No replacement trees (below 15cm DBH)
g.	Tree #18 – 16cm DBH	2 replacement trees
h.	Tree #19 – 22cm DBH	3 replacement trees
i.	Tree #20 – 14cm DBH	No replacement trees (below 15cm DBH)
j.	Tree #21 – 26cm DBH	3 replacement trees
k.	Tree #22 – 16cm DBH	2 replacement trees
l.	Tree #23 – 16cm DBH	2 replacement trees
m.	Tree #24 – 15cm DBH	2 replacement trees
n.	Tree #25 – 16cm DBH	2 replacement trees
o.	Tree #26 – 27cm DBH	3 replacement trees
p.	Tree #27 – 17cm DBH	2 replacement trees
q.	Tree #28 – 92cm DBH	10 replacement trees
r.	Tree #29 – 61cm DBH	7 replacement trees
s.	Tree #30 – 22cm DBH	3 replacement trees
t.	Tree #32 – 38cm DBH	4 replacement trees
u.	Tree #33 – 18cm DBH	2 replacement trees
v.	Tree #34 – 41cm DBH	5 replacement trees
w.	Tree #36 – 29cm DBH	3 replacement trees
		63 replacement trees

- **Tree #31** **Neighbouring tree**

  This neighbouring tree is 100% dead and is recommended to be safely removed by the neighbour as soon as reasonably possible.

Tree Replacement Policy (Town of Oakville)

The following information reflects the Town of Oakville's updated Tree Replacement Policy as of May 2, 2017:

- As a condition of issuing a tree removal permit, one (1) replacement tree must be planted for every 10cm DBH of healthy tree removed (e.g. one 50cm DBH tree removed = 5 replacement trees)
- Any hedge with stems that measure 15cm or more in diameter will require a permit to remove.
- A $300.00 security deposit is required for each tree to be planted. The security deposit will be refunded once a final inspection of the replacement plantings is complete.
- Replacement trees must be planted on the same property as those removed. Where it is not possible to properly grow replacement trees on the site, the security deposit may be donated to the town to plant on nearby town property.
- The minimum tree replacement size is 30mm caliper (3cm diameter) deciduous tree, or a 150cm high coniferous tree in a five-gallon container, balled in burlap, or in a wire basket.

Partial Permit Fee Schedule

- $50.00 for the first tree removed (15 to 24cm DBH) in a 12-month period.
- $350.00 for each additional tree, and all trees larger than 24 cm DBH.
- No fee for dead and high risk trees, Ash trees, and Buckthorn, but a permit is still required.
- Tree replacement and security deposit may be a condition of removal.

Town of Oakville DESP Policy Updates:

- Tree Replacements:
  1.) All trees within the proposed building footprint and within 1m (accounting for minimum over-dig only) regardless of DBH are exempt from the requirement for replacement tree planting.
  2.) All trees of 15cm DBH and greater that are further than 1m from the proposed building foundation will require replacement tree plantings. This includes but is not limited to removals due to proposed driveway construction, trees in poor structural condition and unacceptable levels of root loss due to building foundation over-dig, etc. Dead/imminent hazard trees, and dead Ash trees due to Emerald Ash Borer (EAB) do not require compensation tree planting.
  3.) DESP may require/request replacement planting as compensation if there are numerous large-diameter, healthy, or desirable tree species within the building footprint or within 1m (over-dig limit).
  4.) DESP requests that best efforts are made to plant as many trees as the lot can reasonably accommodate. DESP is not able to accept 'cash in lieu of planting' for the DESP tree planting – only for the private tree by-law tree permits.

Tree replacement planting options include:

- Large/medium stature trees such as Oak, Tulip Tree, Kentucky Coffee Tree, Zelkova, Linden, etc.
- Small ornamental/flowering trees, such as Dogwood, Japanese Lilac, etc.
- Columnar/narrow form trees such as columnar Tulip Tree, columnar European Hornbeam, columnar English Oak, etc. These can be planted with closer spacing to form a privacy screen or hedge row.
- The least-preferred option is to plant a hedge row of White Cedars, where possible, or other large conifers such as Eastern White Pine, Eastern Hemlock, etc. Juniper/Yew/Emerald Cedars are not accepted as primary replanting.

Tree Replacement Planting Plan: 1547 Bayview Road, Oakville

I.D.#	Tree Species	Exposure	Mature Height	Mature Canopy	Soil Type and Zone
R1 – R9 **(9 trees)**	Pyramidal European Hornbeam *Carpinus betulus 'Fastigiata'*	Part sun to full shade	15m	8m	Prefers well-drained soils – Zone 5
R10 – R11 **(2 trees)**	Blue Beech *Carpinus caroliniana*	Part sun to full shade	10m	10m	Prefers well-drained soils – Zone 3

Eleven (11) replacement trees and their approximate proposed locations are marked with the symbol Rx on the site plan in Appendix A on Page 21 of this report.

Tree Care Recommendations

Cabling

Cabling is a practice which provides physical support for trees with structurally weak limbs, co-dominant stems, any branch or trunk unions with included bark, and tree species generally known to be weak-wooded. An aerial inspection of the tree's structural condition should be performed prior to cable installation, and any dead, diseased, or hazardous wood should be removed. Cabled trees should be inspected annually to assess both the cabling hardware and the tree's structural condition. Cabling recommendations by Welwyn Consulting are made as a part of "due diligence" to alert tree owners to the 'potential' for tree failure and to provide hazard mitigation options based upon observed conditions. Cabling reduces but does not eliminate a tree's hazard or failure potential.

- **Trees #1, 2, 3 and 4: Front yard trees (subject site)**
  Each of these four (4) trees should have an approved dynamic or static cabling system installed to help support each tree's co-dominant stems.

Fertilization

Current research conducted through the International Society of Arboriculture (I.S.A.) indicates that preserved trees within close proximity of proposed construction activities should not be fertilized during the 1st year following construction injury. Uptake of nutrients and water in compacted soils can be reduced, and fertilizer salts may actually remove water from a tree's root zone. If and when supplemental fertilization is deemed necessary, products which stimulate root growth should be employed over those that stimulate shoot and foliage growth and be applied at low application rates.

Supplemental fertilization needs should be assessed by a Certified Consulting Arborist upon completion of all on-site construction activities, and any recommendations should be based on site-specific soil nutrient deficiencies determined primarily through soil testing and secondarily by visual analysis of nutrient deficiencies in foliage, twigs, buds, and roots.

Pruning

Pruning is a practice which removes dead, diseased, broken, rubbing, crossing, and hazardous limbs 2.5 cm and larger from trees to create a safer working environment and improve tree health and vigor. Pruning also provides an excellent opportunity for an aerial inspection of the structural integrity of the tree(s). All pruning should be completed prior to any site demolition or construction.

- **There are no trees recommended for pruning on this site at this time.**

Root Pruning

Root pruning is performed to minimize a tree's potential loss of structural stability through root removal and/or injury due to excavation within close proximity of its root zone. While not always feasible for all projects, root pruning should occur in late autumn during tree dormancy and ideally one full growing season prior to any on-site construction or demolition to allow for root regeneration. Root pruning must be performed by a Certified Arborist in accordance with generally recognized standards and principles within the field of Arboriculture. *Dry-Vac or Air-Spade technologies provide two of the least invasive methods for root zone excavation, and should be performed under the supervision of a Certified Arborist.*

General Methodology (other than hydro-vac/air spade)

Under the direction of a Certified Consulting Arborist, and using hand and/or mechanical excavation methods, the soil shall be carefully removed starting approximately 4m perpendicular to the edge of the proposed building foundation area. Digging in a line parallel to the roots rather than across them should minimize cracking of any large roots near the tree's base. The soil shall be removed in layers approximately 1.0m deep to minimize the potential for striking any large roots that may have been close to the soil surface.

- **Trees #1 and 3: Front yard trees (subject site)**
  The two (2) proposed front yard infiltration systems shall be installed using dry-vac/air-spade excavation (no open trenching) within the minimum 6.0m TPZ for Tree #1 and the 4.8m TPZ for Tree #3 and under the supervision of a Certified Consulting Arborist. Please refer to Page 7 for further information.

Irrigation

An irrigation plan for preserved trees should be designed and implemented with the assistance of a Certified Consulting Arborist. The amount and frequency of irrigation will depend on factors such as soil type, local and seasonal precipitation patterns, duration of droughts, and the amount of construction activity near specific trees. The top 30cm of soil in a tree's root zone should be kept moist without being saturated. Infrequent deep watering produces trees with deeper roots, while frequent shallow watering produces shallow-rooted trees. *When combined with soil aeration improvement techniques such as vertical mulching, drill holes, and radial trenching, an adequate but not excessive supply of moisture to a tree's root zone can be an effective and efficient way to help alleviate construction injury.*

Preserved trees should be monitored at regular intervals by a Certified Consulting Arborist for signs of drought stress or excess irrigation.

- **An irrigation plan will be developed upon determination of tree injury levels after completion of any required root pruning.**

Horizontal Mulching

It may be determined by the Certified Consulting Arborist that trees within close proximity of construction activities will require a layer of composted wood chip mulch applied to the root zones inside the TPZ hoarding. Decomposed wood mulch 5–10cm (2-4 inches) deep applied to a tree's root zone should help to retain soil moisture, regulate soil temperature, and provide a natural organic source of nutrients in their elemental form over time. Piling of mulch against the tree stem shall be avoided. Fresh wood chip mulch shall be applied to a depth of 10-15cm beneath steel plates or plywood on vehicle and equipment traffic areas within close proximity to the TPZ to distribute weight on the soil and help reduce potential root zone soil compaction.

- **There are no specific mulching requirements at this time.**

Root Zone Aeration Improvements

Aeration improvement techniques such as drill holes, vertical mulching, soil fracturing, and radial trenching have the ability to reduce various degrees of soil compaction by increasing the amount of soil macro and micropores. Any form of root zone aeration improvement should be performed post-construction and under the supervision of a Certified Consulting Arborist to help remediate soil compaction caused by construction activity near preserved trees.

- **There are no root zone aeration improvements required on this site at this time.**

Transplanting

Transplanting of larger caliper trees, through either hand digging or tree spade, allows for relocation and retention of desirable trees that might have otherwise been removed due to conflict with the proposed property construction design. Trees should be tree-spaded out by a reputable operator, and are best transplanted during dormancy in late autumn. No construction activity should take place near re-located trees either before or after transplantation.

Any transplanted trees should be fertilized using a complete fertilizer with a preferred nitrogen/phosphorus/potassium ratio of 1-2-2, with the Nitrogen component in slow release form. A 10cm layer of composted wood mulch should be applied to the root zone, and the tree should receive regular irrigation for a period of at least one year. The tree may also require staking for a period of 1 year to provide stability while it re-establishes its root system.

- **There are no trees recommended for transplanting on this site at this time.**

Tree Preservation Plan

The following Tree Preservation Plan shall be implemented prior to any on-site construction activity.

Hoarding

Hoarding is used to define the **Tree Protection Zone** (TPZ), which protects a tree's root zone, trunk, and branches from injury during both construction and landscaping phases of the project. Hoarding must be installed prior to any construction activity, and remain intact until construction and landscaping is completed. The TPZ must **NOT** be used for the temporary storage of building materials, storage or washing of equipment, or the dumping of construction debris, excess fill, or topsoil.

As required by the Town of Oakville, hoarding shall be constructed of 4x8 plywood or waferboard sheets using 2x4 top and bottom rail construction with supports and braces. A TPZ may be constructed of orange safety fencing using 2x4 top and bottom rail construction and supports & braces (T-bars not permitted) when protecting street trees where site line obstruction is a concern. TPZ signage shall be posted in visible locations on the TPZ hoarding. The architect of record for the project shall update the most current site plan/grading plan to include all existing trees properly plotted and numbered, with tree canopy diameters and TPZ hoarding locations clearly indicated and to scale.

NOTE: A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

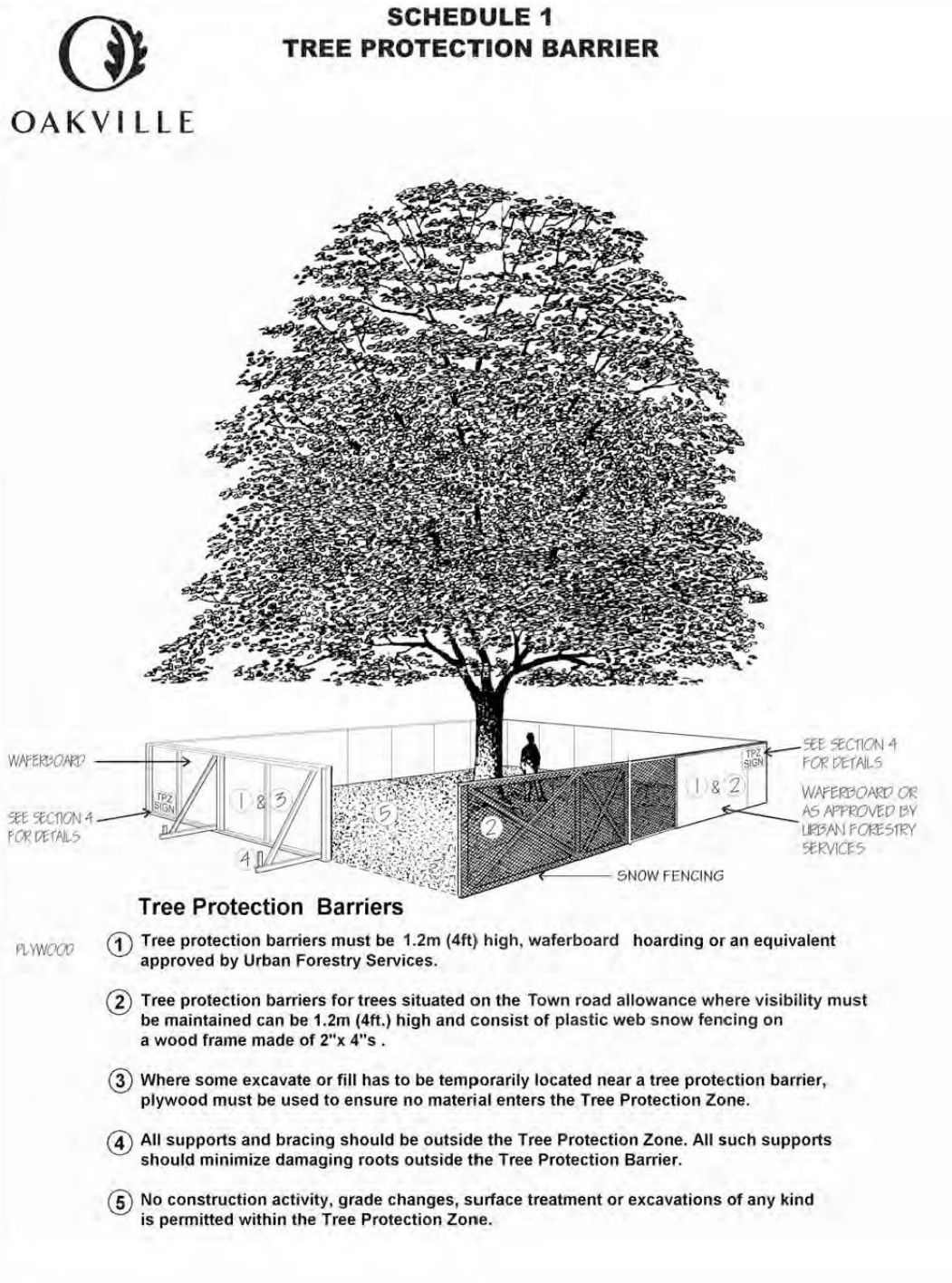
Hoarding Installation

A diagram of the proposed hoarding plan for this site can be found in Appendix A on Page 21 of this report. The recommended radial distances from the trunk for installation of TPZ hoarding are listed in Appendix B starting on Page 22 of this report, and the hoarding shall be installed using the following guidelines:

1) All TPZ hoarding shall be placed at the recommended radial distance from the base of all trees to be protected, or up to all existing and/or proposed hard surfaces to allow for construction.
2) Any large numbers of trees that can be grouped together in a closed box or continuous line system for protection shall have their TPZ hoarding placed at the recommended radial distance from the base of all of the largest peripheral trees of the system, or up to all existing and/or proposed hard surfaces to allow for construction.
3) Encroachment within a tree's TPZ will require a special permit from the Town of Oakville and/or on-site supervision by a Certified Consulting Arborist during any proposed excavation activities for root pruning and assessment.

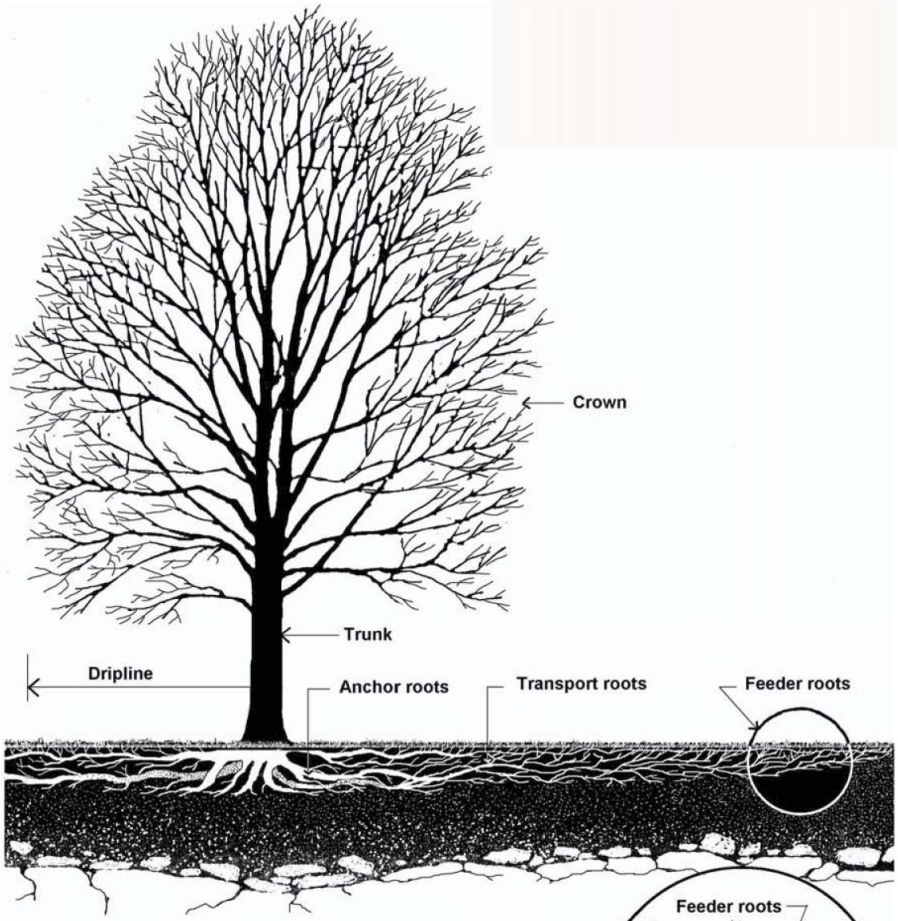
Town of Oakville TPZ Hoarding Specifications

The diagram below provides the Town of Oakville's standards for Tree Protection Zone (T.P.Z) hoarding.



Optimal Tree Crown and Root Structure – Town of Oakville

DETAIL TP-1



A minimum of 1.5 M of well drained soil depth is required for the growth of a tree to maturity. A tree's root system grows mainly within the top 60 cm. of the surface and extends outward 2 to 3 times the dripline dimension. The root system of a tree has three main parts : The large "anchor roots" providing structural support ; a framework of "transport roots" ; and a complex network of "feeder roots" that grow outward and upward from the transport roots. These non-woody roots branch out to form fans of thousands of slender roots with fine root hairs. These tiny roots provide the major portion of the absorption surface of a tree's root system.

Note:
Graphic and technical information supplied by the City of Toronto, Urban Forestry Services

The Crown and Root Structure of a Tree in an Optimum Growing Environment

Name:

Date: **November 2016**

Scale: **N.T.S.**

File No: -

OAKVILLE

S:\DEPARTME\PARKS\FOR&CMTY\Tree Protection Details\THE CROWN AND ROOT STRUCTURE.CDR

Tree Preservation Plan Summary

I.) Pre-Construction Phase

- It is recommended that an on-site meeting take place with the project Certified Consulting Arborist, a representative from the Town of Oakville's Urban Forestry Department, the property owner(s), and any Architects, Engineers, and contractors involved with the project to discuss the Tree Preservation Plan.
- Complete all Tree Care Recommendations, including pruning and any required tree removals.
- Install Tree Protection Zone (TPZ) hoarding as required.
- Where required, apply composted wood mulch to tree root zones within the TPZ hoarding, and apply fresh wood mulch over steel plates and/or plywood to any high-traffic areas immediately adjacent to the TPZ hoarding to help reduce soil compaction.
- If permitted by the Town of Oakville, root-prune any preserved trees adjacent to excavation areas prior to construction under the supervision of a Certified Consulting Arborist.
- Establish an irrigation plan with the assistance of a Certified Consulting Arborist.

II.) Construction Phase

- Maintain and respect TPZ hoarding throughout the construction phase. Do not store or dump materials in this area.
- Continue irrigation plan as directed by a Certified Consulting Arborist.
- If permitted by the Town of Oakville, prune any roots exposed during excavation under the supervision of a Certified Consulting Arborist.
- On-going monitoring by a Certified Consulting Arborist to evaluate construction injury/stress and make recommendations.

III.) Post-Construction Phase

- Remove hoarding only after permission from the Town of Oakville.
- Continue irrigation program as directed by a Certified Consulting Arborist.
- Supplemental fertilizer needs assessment by a Certified Consulting Arborist.
- Post-construction monitoring of all trees by a Certified Consulting Arborist.

NOTE:
Post-Construction Monitoring

Construction injury may take several years to become apparent. All preserved trees should be inspected by a Certified Consulting Arborist on a semi-annual basis for a period of up to 2 years to pro-actively address any tree health related issues as they occur.

ASSUMPTIONS AND LIMITING CONDITIONS

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, by-laws, or other governmental regulations.

Care has been taken to obtain all information from reliable sources, and all data has been verified insofar as possible. The consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser 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.

Loss or alteration of any part of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed without the prior expressed written or verbal consent of the consultant/appraiser.

Neither all nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society, institute, or any initialed designation conferred upon the consultant/appraiser as stated in his/her qualification.

This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as either engineering or architectural reports or surveys.

Unless expressed otherwise: 1) Information contained in this report covers only those items that were examined and reflections the condition of those items at the time of inspection, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

CERTIFICATE OF PERFORMANCE

I, Tom Bradley, certify that:

- I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of any evaluation or appraisal is stated in the attached report and the Limits of Assignment.

- I have no current or prospective interest in the vegetation of the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

- The analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.

- My compensation is not contingent upon the reporting of a pre-determined conclusion that favours the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.

- No one provided significant professional assistance to the consultant, except as indicated within the report.

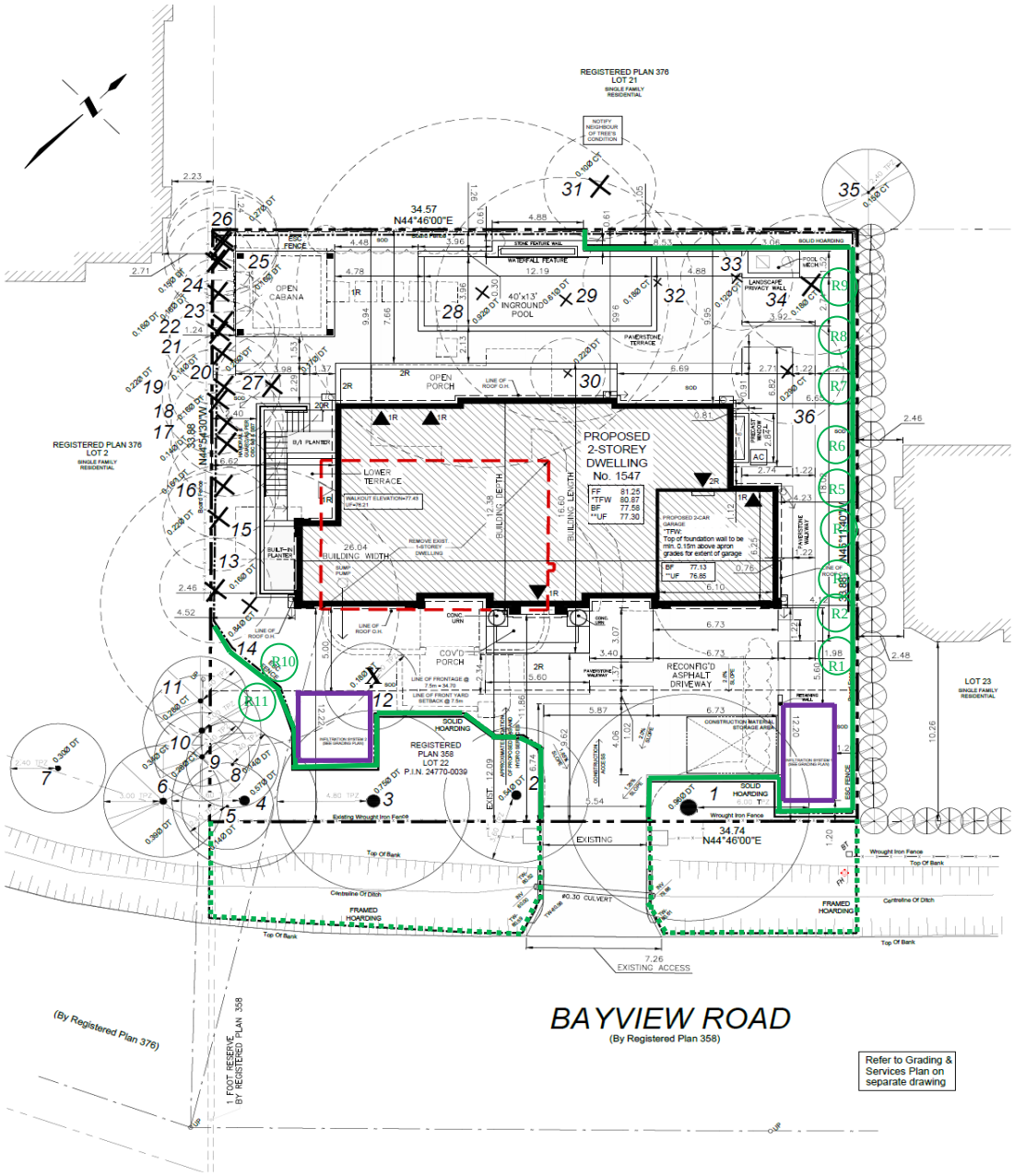
I further certify that I am a Registered Consulting Arborist through the *American Society of Consulting Arborists (A.S.C.A)* and both a Certified Arborist and Certified Tree Risk Assessor with the *International Society of Arboriculture (I.S.A).* I have been involved in the fields of Arboriculture and Horticulture in a full-time capacity for a period of more than 20 years.

Signed: _____

Date: July 2, 2024

Appendix A: Proposed Site Plan – 1547 Bayview Road, Oakville

Note: The locations of Trees #5, 6, 8, 16-20 and 27 are approximations. The proposed Tree Protection Zone (TPZ) hoarding is drawn as green lines and has been drawn to scale on the site plan by the project architect. Rx denotes eleven (11) replacement trees and their approximate proposed locations.



Legend:

Solid Hoarding

Framed Hoarding

Infiltration systems (proposed)

Appendix B: Tree Survey – 1547 Bayview Road, Oakville

*** denotes estimated DBH due to restricted site access/private property**

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise noted
1	Subject Site	Silver Maple	*Acer saccharinum*	96	21	16	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 2.5m from tree base; branch canopy above 4m	Preserve: TPZ = 6.0m ***Install cabling system – see Pg. 12***
2	Subject Site	Sugar Maple	*Acer saccharum*	54	16	12	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 4m from tree base; branch canopy above union	Preserve: TPZ = 3.6m ***Install cabling system – see Pg. 12***
3	Subject Site	Sugar Maple	*Acer saccharum*	75	18	16	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 3m from tree base; branch canopy shaded/reduced on west and east sides	Preserve: TPZ = 4.8m ***Install cabling system – see Pg. 12***
4	Subject Site	Sugar Maple	*Acer saccharum*	57	20	14	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 2m from tree base; branch canopy above 4m and shaded/reduced on east side; cavity on south stem at 3m with response growth	Preserve: TPZ = 3.6m ***Install cabling system – see Pg. 12***
5	Subject Site	Siberian Elm	*Ulmus pumila*	14	8	9	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 1.5m from tree base; branch canopy shaded/reduced on west side; below 15cm DBH	Preserve: TPZ = 2.4m
6	Neighbour	Norway Spruce	*Picea abies*	39	20	10	Good	Good	Small-caliper deadwood in canopy; branch canopy above 6m and shaded and reduced on east side	Preserve: TPZ = 3.0m
7	Neighbour	Ginkgo	*Ginkgo biloba*	30*	13	7	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 2m from tree base	Preserve: TPZ = 2.4m
8	Subject Site	Siberian Elm	*Ulmus pumila*	14	8	4	Good	Good	Small-caliper deadwood in canopy; shaded/reduced by adjacent trees; below 15cm DBH	Preserve: TPZ = 2.4m

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise noted
9	Neighbour	Norway Spruce	*Picea abies*	28	20	3	Fair	Fair	Small-caliper deadwood in canopy; branch canopy above 12m and shaded and reduced on west and east sides	Preserve: TPZ = 2.4m
10	Neighbour	Norway Spruce	*Picea abies*	34	20	4	Fair	Fair	Small-caliper deadwood in canopy; lower branch canopy above 6m and shaded/reduced on west and east sides	Preserve: TPZ = 3.0m
11	Neighbour	Norway Spruce	*Picea abies*	28	20	3	Fair	Fair	Small-caliper deadwood in canopy; branch canopy above 8m and shaded and reduced on west and east sides	Preserve: TPZ = 2.4m
12	Subject Site	Eastern Redbud	*Cercis canadensis*	7, 7, 10, 12 **(18)**	6	9	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; lower branch canopy clearance pruned 2m from tree base	**Remove: Proposed site plan in conflict with the tree**
13	Subject Site	Siberian Elm	*Ulmus pumila*	16	8	7	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 4m from tree base; branch canopy above 1.8m and shaded/reduced on east side	**Remove: Proposed site plan in conflict with the tree**
14	Subject Site	Norway Spruce	*Picea abies*	84	21	15	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 6m from tree base	**Remove: Proposed site plan in conflict with the tree**
15	Subject Site	Siberian Elm	*Ulmus pumila*	22	12	7	Good	Good	Small-caliper deadwood in canopy; branch canopy above 2m and shaded and reduced on east side	**Remove: Proposed site plan in conflict with the tree**
16	Subject Site	Siberian Elm	*Ulmus pumila*	16	14	3	Good	Fair	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 6m from tree base and shaded/reduced on west and east sides	**Remove: Proposed site plan in conflict with the tree**
17	Subject Site	Siberian Elm	*Ulmus pumila*	14	14	5	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base and shaded/reduced on west and east sides; <u>below 15cm DBH</u>	**Remove: Proposed site plan in conflict with the tree**

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise noted
18	Subject Site	Siberian Elm	*Ulmus pumila*	16	12	4	Good	Fair	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 6m from tree base and shaded/reduced on west and east sides	**Remove: Proposed site plan in conflict with the tree**
19	Subject Site	Siberian Elm	*Ulmus pumila*	22	14	4	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 4m from tree base; lower branch canopy clearance pruned 6m from tree base and shaded and reduced on west and east sides	**Remove: Proposed site plan in conflict with the tree**
20	Subject Site	Siberian Elm	*Ulmus pumila*	14	14	5	Good	Fair	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base and shaded/reduced on west and east sides; <u>below 15cm DBH</u>	**Remove: Proposed site plan in conflict with the tree**
21	Subject Site	Siberian Elm	*Ulmus pumila*	17, 20 **(26)**	14	5	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; branch canopy shaded/reduced on west and east sides	**Remove: Proposed site plan in conflict with the tree**
22	Subject Site	Siberian Elm	*Ulmus pumila*	16	14	4	Good	Fair	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base and shaded/reduced on west and east sides	**Remove: Proposed site plan in conflict with the tree**
23	Subject Site	Siberian Elm	*Ulmus pumila*	11, 11 **(16)**	14	4	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 1m from tree base	**Remove: Proposed site plan in conflict with the tree**
24	Subject Site	Siberian Elm	*Ulmus pumila*	10, 11 **(15)**	12	4	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base	**Remove: Proposed site plan in conflict with the tree**
25	Subject Site	Siberian Elm	*Ulmus pumila*	16	14	3	Good	Fair	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base and shaded and reduced on west and east sides	**Remove: Proposed site plan in conflict with the tree**

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise noted
26	Subject Site	Siberian Elm	*Ulmus pumila*	18, 20 **(27)**	14	6	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; lower branch canopy clearance pruned 4m from tree base and shaded and reduced on west and east sides	**Remove: Proposed site plan in conflict with the tree**
27	Subject Site	White Spruce	*Picea glauca*	17	6	8	Good	Good	Small-caliper deadwood in canopy; branch canopy shaded/reduced on south side	**Remove: Proposed site plan in conflict with the tree**
28	Subject Site	Silver Maple	*Acer saccharinum*	92	20	12	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 5m from tree base; branch canopy above 7m	**Remove: Proposed site plan in conflict with the tree**
29	Subject Site	Silver Maple	*Acer saccharinum*	61	25	15	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 6m from tree base; branch canopy above 6m and shaded/reduced on west side	**Remove: Proposed site plan in conflict with the tree**
30	Subject Site	Green Ash	*Fraxinus pennsylvanica*	8, 12, 16 **(22)**	9	5	Good	Fair	Small-caliper deadwood in canopy; large and small aspect ratio co-dominant stems with included bark unions at tree base; lower branch canopy clearance pruned 1.8m from tree base and shaded/reduced on west side	**Remove: Proposed site plan in conflict with the tree**
31	Neighbour	White Spruce	*Picea glauca*	10*	6	3	---	---	Dead tree	***Notify neighbour of tree's condition and request its removal***
32	Subject Site	Norway Spruce	*Picea abies*	38	18	10	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 2m from tree base	**Remove: Proposed site plan in conflict with the tree**
33	Subject Site	Eastern Redcedar	*Juniperus virginiana*	18	12	5	Good	Fair	Small-caliper deadwood in canopy; shaded and reduced by adjacent trees	**Remove: Proposed site plan in conflict with the tree**

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise noted
34	Subject Site	Norway Spruce	*Picea abies*	41	18	9	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 2m from tree base	**Remove: Proposed site plan in conflict with the tree**
35	Neighbour	White Spruce	*Picea glauca*	15*	14	4	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m from tree base	Preserve: TPZ = 2.4m
36	Subject Site	Austrian Pine	*Pinus nigra*	20, 21 **(29)**	12	6	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with narrow included bark union at tree base; lower branch canopy clearance pruned 2m from tree base; slight browning of lower foliage	**Remove: Proposed site plan in conflict with the tree**

Tree Protection Zone Standards – Town of Oakville 2024

Trunk Diameter (DBH)	Tree Protection Zone (distance from trunk)
<10cm	1.8m
10-30cm	2.4m
31-50cm	3.0m
51-60cm	3.6m
61-70cm	4.2m
71-80cm	4.8m
81-90cm	5.4m
91-100cm	6.0m
100cm or greater	Add 10cm to TPZ for every cm of DBH

Appendix C: Site Photos – 1547 Bayview Road, Oakville

Photo #3 – Siberian Hedge and Tree #27

Figure #2:
The above photo provides the following information:

- Trees #13-26 represent a previously pollarded Siberian Elm hedge that has been allowed to regrow as tree forms.
- This hedgerow of trees, along with Tree #27, are proposed for removal to accommodate the proposed site plan at 1547 Bayview Road, Oakville.

Please refer to Page 9 of this report for further information.

Appendix C: Site Photos – 1547 Bayview Road, Oakville (cont.)

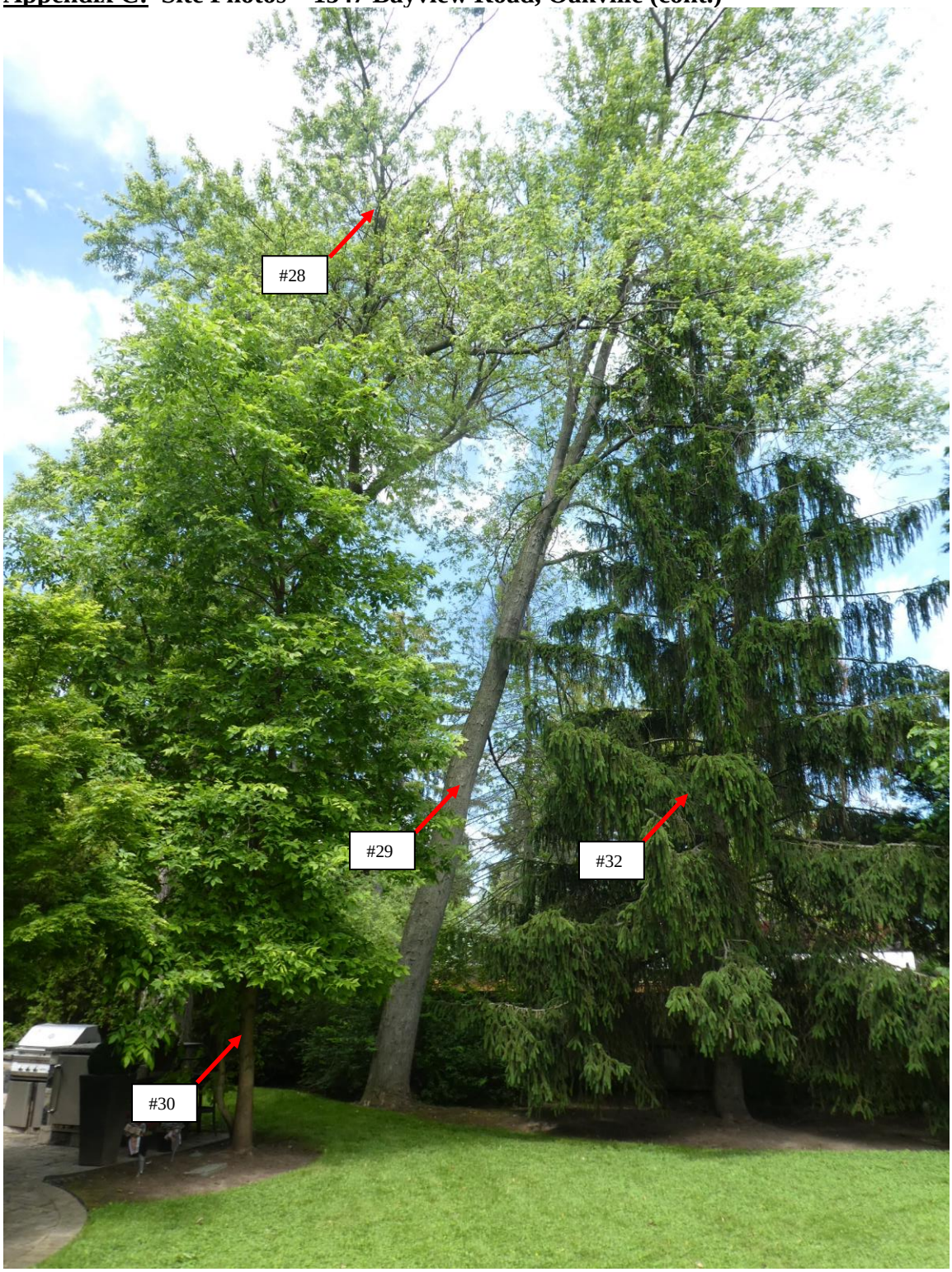


Photo #4 – Trees #28, 29, 30 and 32 (subject site trees proposed for removal)

Appendix C: Site Photos – 1547 Bayview Road, Oakville (cont.)

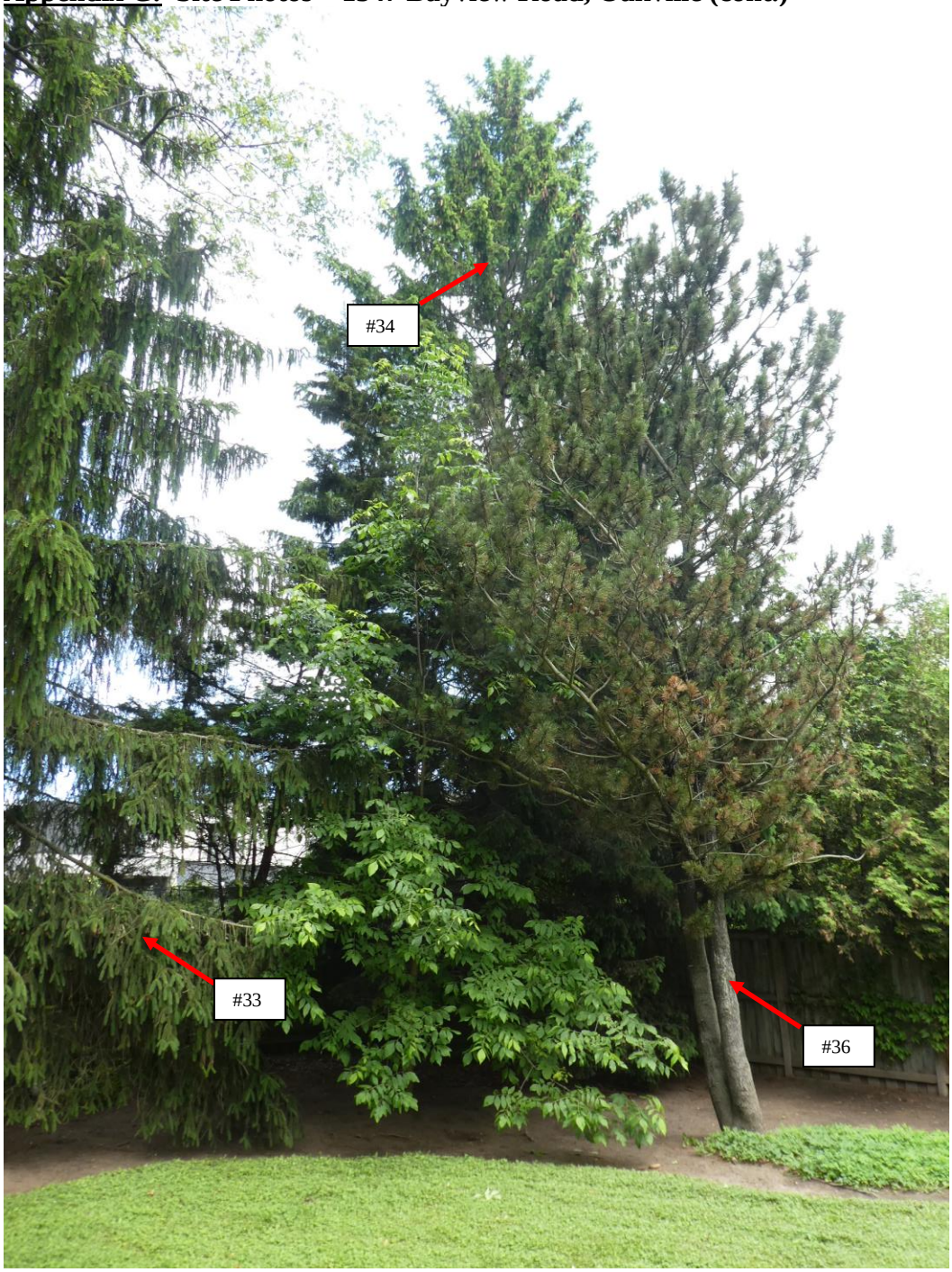
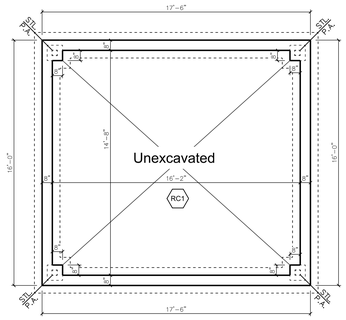
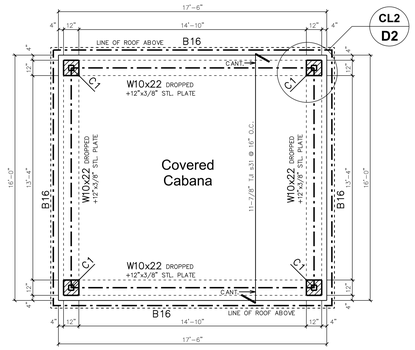


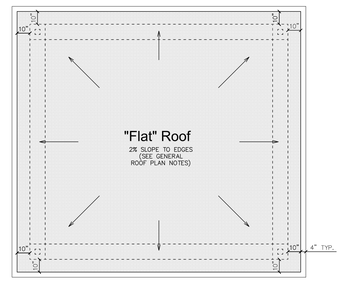
Photo #5 – Trees #33, 34 and 36 (subject site trees proposed for removal)



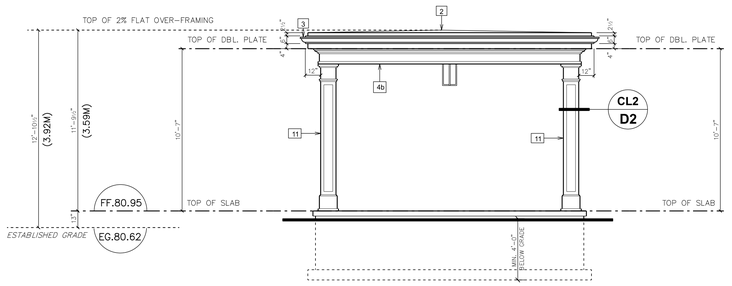
Foundation Plan



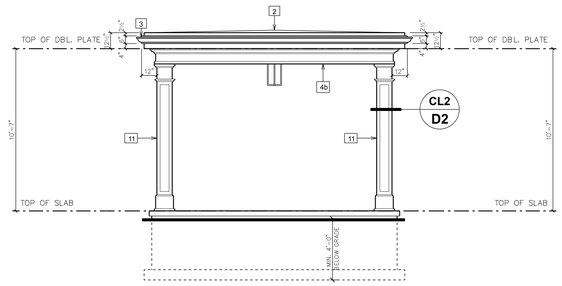
Ground Floor Plan



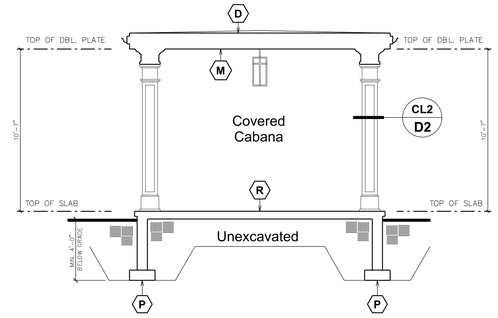
Roof Plan



Front (South) Elevation



Right-Side (East) Elevation



Section B-B

Drawing Legend

2.0 Roofing

2 — 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

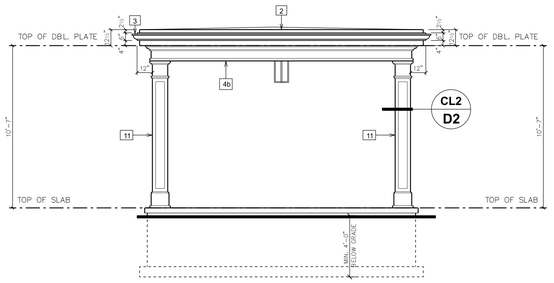
3.0 Trim, Cornice, Moulding, & Gutter Notes

3 — 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 6" Prefinished Aluminum Gutter

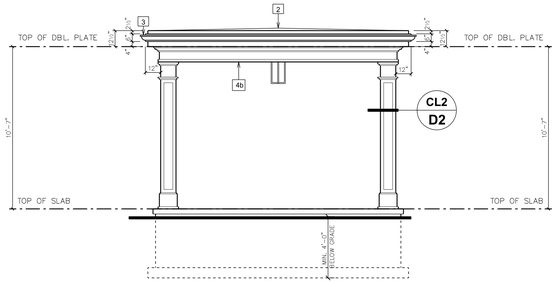
4b — 4" Crown Mould Cut Stone Trim on Flat w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 12" High)

4.0 Railing, Post

11 — 12"x12" Cut Stone Clad Post As Shown



Rear (North) Elevation



Left-Side (West) Elevation

Section Notes

D — Typical Flat Roof
2-ply torched on rubber membrane roof sloped to 2% to outside edge on 1/2" plywood roof sheathing on roof trusses/joists

M — 3" T&G "V" groove wood non-vented soffit

P — 20" wide x 8" deep concrete footing c/w 2 - runs 15m rebar

R — Typical Cabana Slab (Slab on Grade)
6" Reinforced Concrete Slab - 32mpa @ 28 Days Min. 5-8% Air Entr.Class C2

LICENSED PROFESSIONAL ENGINEER
M. J. LEE
100501384
MAY 31, 2024
PROVINCE OF ONTARIO

WE TAG No. WE 41

For Structural Only.
Engineered Floor & Truss Design By Others.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the ontario building code to be a designer.
Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano — Name — Signature — 25061 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc. — Firm Name — 29999 BCIN

Roof Notes

= Flat Roof - 2% Slope to Edges
(See General Roof Plan Notes)

Drawing Legend

- Joist direction
- Floor drain
- Interconnected smoke alarm w/ visual indicator
- CO Alarm
- Post above
- 20"X28" Attic access hatch
- Typical 'P3' post UNO

no.	date	revision / comment
2	Nov 05/24	Grading Coordination
1	May 31/24	Issued To Owner For Zoning Approvals

Project:

The Karas Home
1547 Bayview Road

Drawing:

Cabana Plans & Elevations

Scale: 1/4"=1'-0"
Date: May 2024
Dwn by: TK/BS
Proj no.: 23-2053

C1

David Small Designs
Architecture + Interior Design

SURVEYOR'S REAL PROPERTY REPORT – PART 1

PLAN OF

LOT 22
REGISTERED PLAN 358
TOWN of OAKVILLE

Regional Municipality Of Halton

SCALE 1 : 150

3m 2m 1m 0m 5m

YOUNG & YOUNG SURVEYING

(ETOBICOKE 2006) INC.

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METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF BAYVIEW ROAD, HAVING A BEARING OF N44°46'00"E ACCORDING TO REGISTERED PLAN 358.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK NO. 24 HAVING A PUBLISHED ELEVATION OF 77.60 METRES.

LEGEND

□	DENOTES	SURVEY MONUMENT SET
■	→ ←	SURVEY MONUMENT FOUND
RP	→ ←	REGISTERED PLAN 358
RP2	→ ←	REGISTERED PLAN 376
N,S,E,W	→ ←	NORTH,SOUTH,EAST,WEST
M	→ ←	MEASURED
OU	→ ←	ORIGIN UNKNOWN
IB	→ ←	IRON BAR
P.I.N.	→ ←	PROPERTY IDENTIFIER NUMBER
—○—	→ ←	OVERHEAD WIRES & UTILITY POLE
UP	→ ←	UTILITY POLE
ILB	→ ←	INTERLOCKING BRICK
WF	→ ←	WROUGHT IRON FENCE
BF	→ ←	BOARD FENCE
BRW	→ ←	BRICK RETAINING WALL
DSE	→ ←	DOORSILL ELEVATION
TRE	→ ←	TOP OF ROOF ELEVATION
DT	→ ←	DECIDUOUS TREE
CT	→ ←	CONIFEROUS TREE
Ø	→ ←	DIAMETER
FH	→ ←	FIRE HYDRANT
MH	→ ←	MANHOLE
BT	→ ←	BELL TELEPHONE
TW	→ ←	TOP OF WALL
FC	→ ←	PLAN BY FRED G. CUNNINGHAM, INC., O.L.S., DATED AUGUST 9, 1989
ES	→ ←	PLAN BY ERTL SURVEYORS, O.L.S. DATED OCTOBER 29, 2014
MM	→ ←	PLAN BY McCONNELL, MAUGHAN LTD, O.L.S. DATED OCTOBER 24, 1988
(950)	→ ←	CUNNINGHAM McCONNELL LTD, O.L.S.

ASSOCIATION OF ONTARIO LAND SURVEYORS

PLAN SUBMISSION FORM

V–11138

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 12TH DAY OF APRIL, 2021.

APRIL 14, 2021
DATE

CHRIS BERESNIEWICZ
ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR DAVID SMALL DESIGNS

PART 2 – SURVEY REPORT

1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
2) REGISTERED EASEMENTS AND/OR RIGHTS–OF–WAY : NONE
3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY–LAWS

YOUNG & YOUNG
SURVEYING (ETOBICOKE 2006) INC.
310 North Queen St., Unit 102, Toronto ON M9C-5K4
Tel: (416) 621-2676 - Fax: (416) 621-3360
E-MAIL : info@youngandyoung.ca

DRAWN: A.M. | CHECKED: C.B./J.L. | PROJECT 21–T10694

1547 Bayview – Why It Is Not Possible To Comply

This application seeks approval for the following minor variances to facilitate the construction of a single-family home at 1547 Bayview. Each requested variance is necessary to accommodate the design while maintaining consistency with the character of the neighborhood and ensuring the overall project remains compatible with surrounding properties.

1. Front Yard Setback

Zoning Requirement: 11.09m
Proposed: 8.85m (measured to wall of below-grade cold cellar)
Rationale:
The main front wall of the home complies with the required front yard setback of 11.09m. The variance arises due to the inclusion of a cold cellar beneath the front porch. While the porch itself does not encroach, the setback is measured to the wall of the cold cellar below. This variance is minor in nature, as it only affects the setback for the cold cellar and does not significantly alter the spatial relationship between the home and the streetscape.

2. Lot Coverage

Zoning Requirement: 25.0%
Proposed: 29.66%
Rationale:
The footprint of the house is 23.51%, well below the lot coverage limit. The increased coverage is primarily due to the inclusion of uncovered front and rear porches, both of which are counted towards the coverage calculation due to their below-grade storage components. The design of the porches and cabana is appropriate for the lot and does not result in an overdevelopment of the property. The open cabana is also included in the coverage calculation. This variance is minor and does not detract from the overall openness of the property or the neighborhood.

3. Residential Floor Area

Zoning Requirement: 35% (410.89m^2)
Proposed: 37.2% (436.61m^2)
Rationale:
The proposed additional floor area of 25.72m^2 is modest and will have minimal impact on the overall massing of the home. This increase is carefully integrated into the design, with the home positioned further from the side lot lines and a staggered footprint to reduce the visual impact. The additional square footage remains in keeping with the character of the neighborhood and the size of homes in the area, enhancing the home's functionality without negatively affecting the streetscape.

4. Below Grade Access Stairs

Zoning Requirement: Maximum projection of 1.50m for below-grade access stairs in the side yard.
Proposed: 4.22m
Rationale:
Given the shallow nature of the property, the below-grade access stairs must be located within the

side yard. This variance is necessary to provide adequate access to the lower terrace. The impact of the variance is minimal as it does not interfere with neighboring properties or the streetscape.

Conclusion

The requested variances are minor and arise from the unique characteristics of the property. Each variance supports a thoughtful, functional, and aesthetically pleasing design that is compatible with the surrounding neighborhood. The variances do not create any negative impact on the streetscape, privacy, or open space, and the proposed design improves the overall quality of the property.

We respectfully request that the Committee approve these minor variances, as they allow for a more efficient use of the property while maintaining the neighborhood's character and ensuring minimal impact on the community.