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Trillium Tree Experts Ltd.
P.O. Box 13632
Kanata, ON K2K 1X6

October 16, 2023

Tree Information Report – 90 Elm Street, Ottawa

Report prepared by,
Chris McIntyre
Trillium Tree Experts
613-831-4475
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Property owner,
Frank Cava
197 Preston Street
Ottawa, ON, K1R 7P8
frank.cava@me.com

Committee of Adjustment
Received | Reçu le
2023-11-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation

This Tree Information Report is being submitted as a partial requirement for the development of this property. A site visit was conducted by Chris McIntyre, Certified Arborist ON-1219A, on October 12, 2023.

The focus of this report is to outline the current vegetation on the site, detailing species, size, and condition. While evaluating the impact the purposed development may have on the vegetation, and how to mitigate damage to retained trees.

The report is based on the current plans provided by Frank Cava. Moving forward if any changes are made to the purposed build, the property owner is responsible for prompting a review of this TIR.

Chris McIntyre

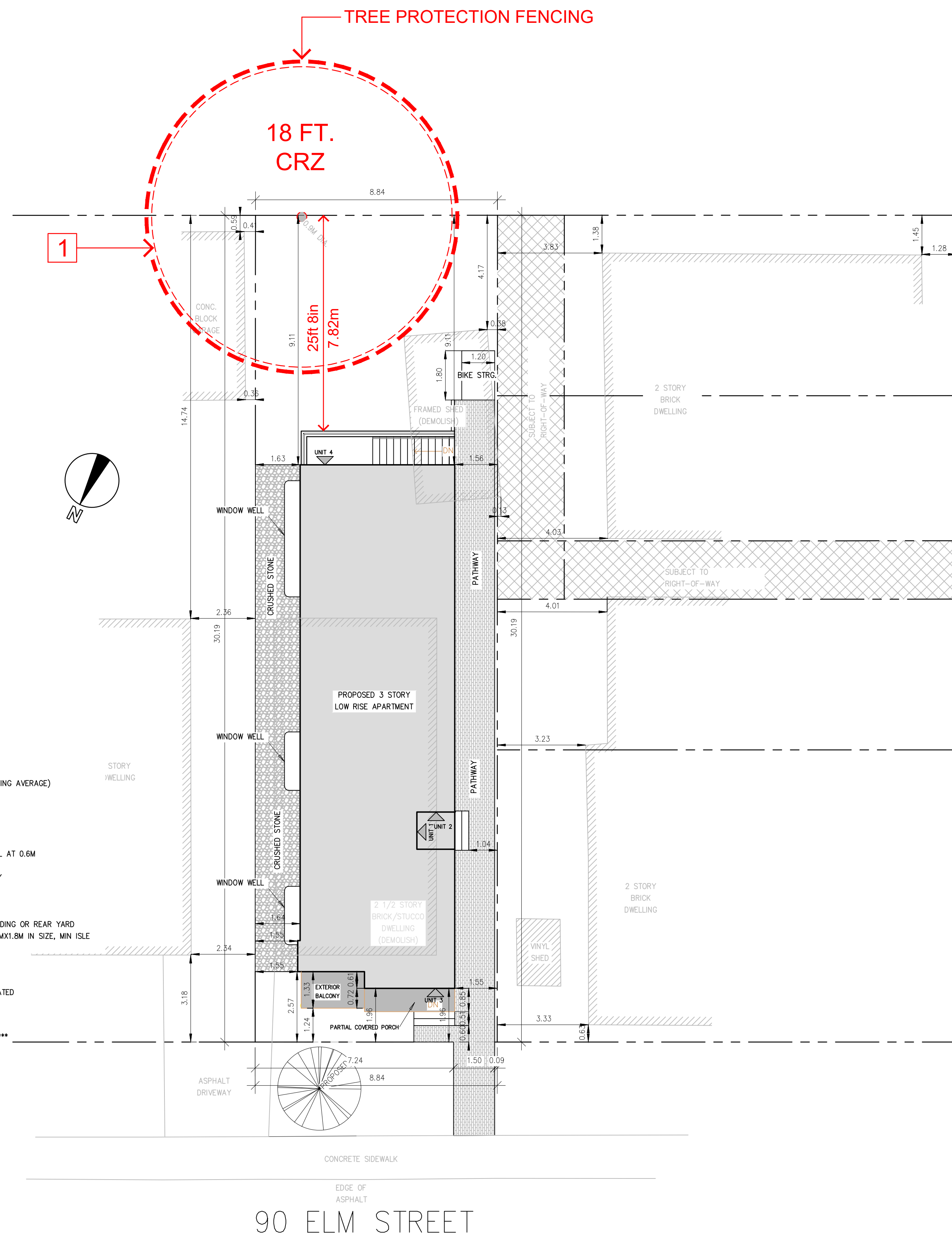
October 16, 2023

Date

Frank Cava

OCT 17 / 23

Date



PRESTON STREET

90 ELM STREET

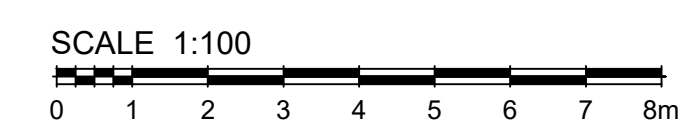
ZONE: R4UB
 MATURE NEIGHBOURHOOD OVERLAY
 SCHEDULE 342
 BACKS ONTO TM12 H(14.5)

 LOW-RISE APARTMENT (MAX 8 UNIT)
 MIN LOT WIDTH: 10M
 MIN LOT AREA: 300 SQ.M.
 MAX BUILDING HEIGHT: 11M
 MIN FRONT YARD: 4.5M (1.91M NEIGHBOURING AVERAGE)
 MIN REAR YARD: 9.06M (30% LOT DEPTH)
 MIN SIDE YARD: 1.5M

 MIN FRONT YARD LANDSCAPING: 35%
 MIN FRONT FENESTRATION: 25%
 MIN FRONT FACADE RECESS: 20% OF WALL AT 0.6M

 (EXCEPT FOR BALCONIES FOR EACH STORY
 AT OR ABOVE FIRST STORY)
 MAX WALKWAY WIDTH: 1.2M
 GARBAGE STORAGE LOCATION: INSIDE BUILDING OR REAR YARD
 BICYCLE PARKING: 0.5/DWELLING (MIN 0.6MX1.8M IN SIZE, MIN ISLE 1.5M)

 ***ARCHITECTURAL SITE PLAN PREPARED
 USING
 SURVEY PREPARED BY J.D.BARNES LTD. DATED
 JULY 28, 2023 ***
 ***ARBORIST TREE INFORMATION REPORT
 SUPERCEDES ALL TREE PRESERVATION
 INFORMATION SHOWN ON THIS SITE PLAN***



90 ELM STREET
 OTTAWA ONTARIO
 TREE INFORMATION REPORT



OCTOBER 12, 2023



Tree #1