



**STAFF REPORT  
ACTION REQUIRED**

**26 Bellefair Avenue – Application to Remove a City Owned Tree**

<b>Date:</b>	December 5, 2014
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Jason Doyle, Director, Urban Forestry, Parks, Forestry and Recreation
<b>Wards:</b>	Ward 32 – Beaches – East York
<b>Reference Number:</b>	P:\2015\Cluster A\PFR\TE03-011315-AFS#20337

**SUMMARY**

---

This report requests that City Council deny the application for a permit to remove one (1) City owned tree located at 26 Bellefair Avenue. The owners are requesting removal to accommodate newly constructed porch stairs and means of egress.

The subject tree is a hackberry (*Celtis occidentalis*) measuring 9 cm in diameter. This tree is healthy and in good condition structurally and botanically. The new porch stairs and means of egress have already been constructed without requiring removal of the tree. Urban Forestry does not support removal of this tree.

**RECOMMENDATIONS**

---

**The General Manager of Parks, Forestry and Recreation recommends that:**

1. City Council deny the request for a permit to remove the one (1) City owned hackberry tree at 26 Bellefair Avenue.

**Financial Impact**

There are no financial implications resulting from the adoption of this report.

**ISSUE BACKGROUND**

In 2012, the current property owners submitted a minor variance application to the Committee of Adjustment to construct a new covered front porch, a two-storey south side addition, a rear two-storey addition, and a rear second floor addition to an existing 2½

storey detached dwelling. As a condition of approval of the minor variance application, the owner was required to satisfy all matters relating to City and privately owned trees to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, prior to the issuance of a demolition and/or building permit.

It was required that the owner submit a satisfactory tree protection plan and, a tree security deposit for the 9 cm diameter hackberry tree, and install tree protection barriers to protect the tree. A letter of clearance was issued by Urban Forestry on March 11, 2013, indicating that the Urban Forestry requirements had been satisfied.

## **COMMENTS**

An application was received from the property owners for a permit to remove a 9 cm diameter City owned hackberry tree located in the front yard of 26 Bellefair Avenue. The application indicates the reason for removal of this tree is "to accommodate new porch stairs and means of egress." Urban Forestry staff inspected the tree and found the hackberry to be healthy and in good condition structurally and botanically. There are no signs of decay or structural weakness. This tree was planted by the City to replace a crabapple tree removed in 2010. As a condition of a minor variance application for renovations to the dwelling at 26 Bellefair Avenue, including a new front porch, this tree was retained and protected during construction in 2013. The location of the hackberry tree is not in conflict with the newly constructed porch stairs and means of egress.

A permit to remove the tree was denied by Urban Forestry. The owner is appealing the decision to deny the permit.

Should City Council approve this request for tree removal, in accordance with *Section 813-10.B of City of Toronto Municipal Code Chapter 813, Trees, Article II*, approval is conditional upon payment for the appraised tree value and the costs for a replacement tree to be planted. The applicant would be responsible for tree removal and all associated costs, as well as submission of an Agreement for Contractors to Perform Arboricultural Work on City Owned Trees prior to tree removal, to the satisfaction of the General Manager.

Trees improve the quality of urban life and contribute greatly to our sense of community. They are aesthetically pleasing and soften the hard lines of built form and surfaces in an urban setting. Trees contribute to the overall character and quality of neighbourhoods. Studies suggest that social benefits such as crime reduction and neighbourhood cohesion can be directly attributed to the presence of trees.

The environmental benefits of trees include cleansing of air, noise and wind reduction, and protection from ultraviolet radiation. Trees reduce rainwater runoff thereby reducing soil erosion and lowering storm water management costs. They also contribute to moderation of temperature extremes and reduction of the urban heat island effect by providing shade during the summer.

Trees provide many economic benefits, including the enhancement of property values. Homes with mature trees have higher value when compared to similar types of homes in similar locations without trees. Trees are a community resource, which can make the city more attractive to investors, tourists and prospective residents, thus contributing to growth and prosperity.

The hackberry tree at 26 Bellefair Avenue is a valuable part of the urban forest and, with proper care and maintenance, this tree has the potential to provide the property owner and the surrounding community with benefits for many years to come. Urban Forestry, therefore, cannot support removal of this tree.

## **CONTACT**

Mark Ventresca, Supervisor Tree Protection and Plan Review, Urban Forestry Branch,  
Tel: 416 392-7390, Fax: 416 392-7277, Email: [mventre@toronto.ca](mailto:mventre@toronto.ca)

## **SIGNATURE**

---

Jason Doyle  
Director of Urban Forestry  
Parks, Forestry and Recreation Division

## **ATTACHMENTS**

Attachment 1 – Photos of the 9 cm diameter City owned hackberry tree located in the front yard of 26 Bellefair Avenue.



9 cm diameter City owned hackberry tree fronting 26 Bellefair Avenue



new stairs and porch

9 cm diameter City owned hackberry tree fronting 26 Bellefair Avenue