



STAFF REPORT ACTION REQUIRED

295 Waverley Road – Application to Remove a City Tree

Date:	October 25, 2016
To:	Toronto and East York Community Council
From:	Jason Doyle, Director, Urban Forestry, Parks, Forestry and Recreation
Wards:	Ward 32 – Beaches-East York
Reference Number:	P:\2016\Cluster A\PFR\TE20-111516-AFS#23729

SUMMARY

This report requests that City Council deny the application for a permit to remove one (1) City-owned tree located on the road allowance adjacent to 295 Waverley Road. The application indicates that the reason for the requested removal is due to a proposed parking pad construction.

The subject tree is a black walnut (*Juglans nigra*) measuring 14 cm in diameter. Urban Forestry does not support the removal of this tree as it is healthy and maintainable.

RECOMMENDATIONS

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

1. City Council deny the request for a permit to remove one (1) City-owned tree located on the road allowance adjacent to 295 Waverley Road.

Financial Impact

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

COMMENTS

Urban Forestry received an application for a permit to remove one (1) City-owned black walnut tree measuring 14 cm in diameter, located on the road allowance fronting the property at 295 Waverley Road. The application states the reason for the requested removal is proposed construction of a parking pad.

The arborist report that accompanied the application describes the tree health as fair and structural health as poor. It states that the canopy is suppressed on the north and south side from neighbouring mature trees and has a south-westerly lean.

Urban Forestry staff inspected the tree and determined that it is healthy and maintainable both botanically and structurally. It has a vigorous crown, good trunk integrity and no major structural defects. The tree has a south-west lean as a result of competition for light.

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

The proposed parking pad and tree removal conflicts with the City of Toronto's goal of increasing tree canopy cover to 40 per cent. This also conflicts with the *City of Toronto Municipal Code, Chapter 918, Parking on Residential Front Yards and Boulevards, Section 918-12.B*, which states that "*no person shall remove a tree for the purpose of the front yard parking.*"

Should City Council approve this request for removal of a City-owned tree, in accordance with *Section 813-10.B of City of Toronto Municipal Code Chapter 813, Trees, Article II*, permit issuance must be conditional upon the owners providing payment of the appraised value of the tree to be removed (\$583.00), as well as providing a minimum of one (1) tree to be planted on site for each tree removed.

As part of the application, the property owner has proposed to provide cash-in-lieu of planting for one tree in the amount of \$583.00. As there would be no opportunity to plant a tree on City road allowance upon installing the proposed parking pad, in this instance, it would be appropriate for the owner to provide a cash-in-lieu payment for five (5) trees. The owner will also be required to provide a tree planting security deposit in the amount of \$583/tree to cover the cost of removal, replacement and the cost of maintenance for a period of two years for all trees to be planted on City property.

Trees improve the quality of urban life and contribute greatly to our sense of community. They help to 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 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. Mature trees are associated with reduced home energy consumption. Air conditioning costs are lower in a home shaded by trees and heating costs are reduced when trees mitigate the cooling effects of wind in winter. Trees are a community resource which can make the city more attractive to investors, tourists and prospective residents thus contributing to growth and prosperity.

It is the goal of the City of Toronto to increase the city's tree canopy to 40 per cent. The loss of trees in the city due to the ice storm experienced in late December 2013, compounded with additional tree loss due to the presence of the Asian longhorned beetle and the emerald ash borer make the preservation of all healthy trees more necessary now than ever.

The black walnut tree located on City road allowance fronting 295 Waverley Road is a valuable part of the urban forest. With proper care and maintenance this tree has the potential to provide the property owner and the surrounding community with benefits for many more years. Urban Forestry, therefore, does not support removal of this tree.

CONTACT

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SIGNATURE

Jason Doyle
Director of Urban Forestry

ATTACHMENTS

- Attachment 1 – Photograph of the City-owned black walnut tree measuring 14 cm in diameter
- Attachment 2 – Site plan submitted by the property owner showing location of subject tree and the proposed parking pad



