

Application to Remove a City-owned Tree and a Private Tree - 77 Citation Drive

Date: May 28, 2019

To: North York Community Council

From: Director, Urban Forestry, Parks, Forestry and Recreation

Wards: Ward 17 - Don Valley North

SUMMARY

This report requests that City Council deny the request for a permit to remove one (1) City-owned tree located on the road allowance adjacent to the property located at 77 Citation Drive and that City Council deny the request for a permit to remove one (1) privately owned tree located on the property at 77 Citation Drive. An applicant on behalf of the property owner is requesting removal to allow for the construction of a new dwelling.

The subject trees are a City-owned Colorado spruce (*Picea pungens*) tree measuring 53 cm in diameter, located on the City-owned road allowance at the front of the property and a privately owned Colorado blue spruce (*Picea pungens* 'Glauca') tree measuring 38 cm in diameter, located on the property itself. The Tree By-law does not support the removal of these trees as they are healthy and maintainable.

RECOMMENDATIONS

The Director, Urban Forestry 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 77 Citation Drive and that City Council deny the request for a permit to remove one (1) privately owned tree located at 77 Citation Drive.

FINANCIAL IMPACT

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

DECISION HISTORY

There is no decision history regarding this tree removal permit application.

COMMENTS

Urban Forestry received an application for a permit to remove one (1) City owned tree located on the road allowance adjacent to 77 Citation Drive and one (1) privately owned tree located on the property itself. The subject trees are a City owned Colorado spruce tree measuring 53 cm in diameter and a privately owned Colorado blue spruce tree measuring 38 cm in diameter. The request to remove these trees has been made to allow for the construction of a new dwelling. The arborist report which accompanied the application describes the City-owned tree to be in fair condition with evidence of previous pruning, minor dead branches, minor cavities, and minor sap loss. The privately owned tree was described to be in fair condition with evidence of previous pruning, minor dead/broken branches, minor cavities, and minor sap loss.

Urban Forestry staff inspected both trees and determined they were healthy and maintainable at the time of inspection. Urban Forestry issued a permit for the injury of the privately owned tree in June 2018 in order to complete the construction of the new dwelling. The exterior construction for the new dwelling has been completed and both trees, being located outside of the building footprint, do not require removal. When reviewing applications for tree removal, Urban Forestry staff are guided by City policies and by-laws including the City of Toronto Municipal Code Chapter 813, Articles II and III, more commonly referred to as the City Tree By-law and the Private Tree By-law, respectively. These bylaws prescribe when Urban Forestry may issue a permit for a tree to be removed. The stated reasons do not meet the requirements for Urban Forestry to approve/support a removal request.

As required under Section 813-19, of City of Toronto Municipal Code, Chapter 813, Trees, Article III, a Notice of Application sign was posted on the subject property for the minimum 14-day period in order to provide an opportunity for comment by the community on the application to remove the privately owned tree. No comments were received in response to the posting.

Permit applications to remove the City-owned tree and the privately owned tree were denied by Urban Forestry. The owner is appealing this decision.

Despite Urban Forestry's denial of the permit applications, should City Council approve the request for removal of the 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 City-owned tree to be removed (\$7,423.00), agreeing to have the City-owned tree removed at their expense, as well as providing satisfactory replacement planting. Despite Urban Forestry's denial of the permit applications, should City Council approve the request for removal of the privately owned tree, in accordance with Section 813-20 of City of Toronto Municipal Code Chapter 813, Trees, Article III, permit issuance must be

conditional upon the provision of satisfactory replacement planting. As part of the application, the applicant has proposed to provide cash-in-lieu of planting for all required replacement trees. The number of proposed replacement trees was not specified. In this instance, it would be appropriate for the owner to provide five (5) replacement trees for the City-owned tree being removed and five (5) replacement trees for the privately owned tree being removed, which can be achieved in a combination of on-site planting and cash-in-lieu of planting. The owner will also be required to provide a tree planting security deposit 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 City-owned Colorado spruce tree and the privately owned Colorado blue spruce tree at 77 Citation Drive are a valuable part of the urban forest. With proper care and maintenance these trees have the potential to provide the property owner and the surrounding community with benefits for many more years. In accordance with the City Council-approved Strategic Forest Management Plan, Toronto's Official Plan and the Tree/Ravine By-law, these trees should not be removed.

CONTACT

David Bostock, Acting Supervisor, Tree Protection and Plan Review, Urban Forestry
Tel: 416-395-6134, Email: David.Bostock@toronto.ca

SIGNATURE

Jason Doyle
Director, Urban Forestry
Parks, Forestry and Recreation

ATTACHMENTS

Attachment 1 - Figure 1: Tree Protection and Plan Review staff photo showing the City-owned Colorado spruce tree measuring 53 cm in diameter after exterior construction of the new dwelling was completed and the location of the tree outside of the building footprint.

Attachment 2: Figure 2: Tree Protection and Plan Review staff photo showing the privately owned Colorado blue spruce tree measuring 38 cm in diameter after exterior construction of the new dwelling was completed and the location of the tree outside of the building footprint.

Attachment 3: Figure 3: Site Plan for 77 Citation Drive

Figure 1: Tree Protection and Plan Review staff photo showing the City-owned Colorado spruce tree measuring 53 cm in diameter after exterior construction of the new dwelling was completed and the location of the tree outside of the building footprint.



Figure 2: Tree Protection and Plan Review staff photo showing the privately owned Colorado blue spruce tree measuring 38 cm in diameter after exterior construction of the new dwelling was completed and the location of the tree outside of the building footprint.



Figure 3: Site Plan for 77 Citation Drive

