

## **Application to Remove a City Tree - 116 Briar Hill Avenue**

**Date:** June 10, 2019

**To:** North York Community Council

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

**Wards:** Ward 8 - Eglinton-Lawrence

### **SUMMARY**

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This report requests that City Council approves the request for a permit to remove one City-owned tree located at 116 Briar Hill Ave. The application indicates the reasons for removal are to construct a new dwelling and driveway on a severed lot.

The subject tree is a Freeman maple (*Acer x freemantii*), measuring 23 cm in diameter. The City Tree By-law does not support the removal of this tree as a landscape plan was not satisfactory to the ward councillor.

### **RECOMMENDATIONS**

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

1. City Council approves the request for a permit to remove one City-owned tree located on the road allowance fronting 116 Briar Hill Ave.

### **FINANCIAL IMPACT**

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

### **DECISION HISTORY**

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

## COMMENTS

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Urban Forestry received an application for a permit to remove one City-owned tree located on the road allowance fronting 116 Briar Hill Ave. The subject tree is a Freeman maple tree measuring 23 cm in diameter. The request to remove this tree has been made in connection with a proposal to build a new dwelling including driveway on a newly severed lot.

The Toronto Local Appeal Body (TLAB) has approved the consent and minor variance applications per the decision order dated October 31, 2018, and the supplementary review request orders decision dated March 19, 2019.

The arborist report that accompanied the application assessed the tree to be in good health and fair structure. Urban Forestry staff inspected the tree and also found it to be healthy.

Transportation typically seeks a minimum driveway width of 3.0 m. The TLAB approved drawings specify a narrower 2.6 m driveway width. However, relocating or reducing the proposed driveway, in whole or in part, will not allow the tree to be preserved. The tree is located 0.8 m from the proposed driveway. An exploratory root investigation has been completed, and large structural roots were observed at the edge of the proposed new driveway, extending into/under its proposed footprint. The cutting or removal of these roots would require removal of the subject tree.

Urban Forestry recommends approving the permit to remove the tree. As required under *Section 813-18.1.B of City of Toronto Municipal Code, Chapter 813, Trees, Article III*, permits may be issued to injure or destroy healthy trees provided that the General Manager and the Ward Councillor are satisfied that the applicant has undertaken to implement satisfactory replanting. Urban Forestry was satisfied with the proposed replanting and recommended that the permit be approved in order to facilitate the proposed construction; however, the Ward Councillor was not satisfied. As a result, a permit to remove this tree was denied by Urban Forestry. The owner is appealing this decision.

Should City Council approve this 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 tree to be removed (\$1,104), agreeing to have the tree removed at their expense, as well as providing satisfactory replacement planting. In this instance, it would be appropriate for the owner to provide five replacement trees for each 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 planting and 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 later 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.

## **CONTACT**

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## **SIGNATURE**

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Jason Doyle  
Director, Urban Forestry  
Parks, Forestry and Recreation

## **ATTACHMENTS**

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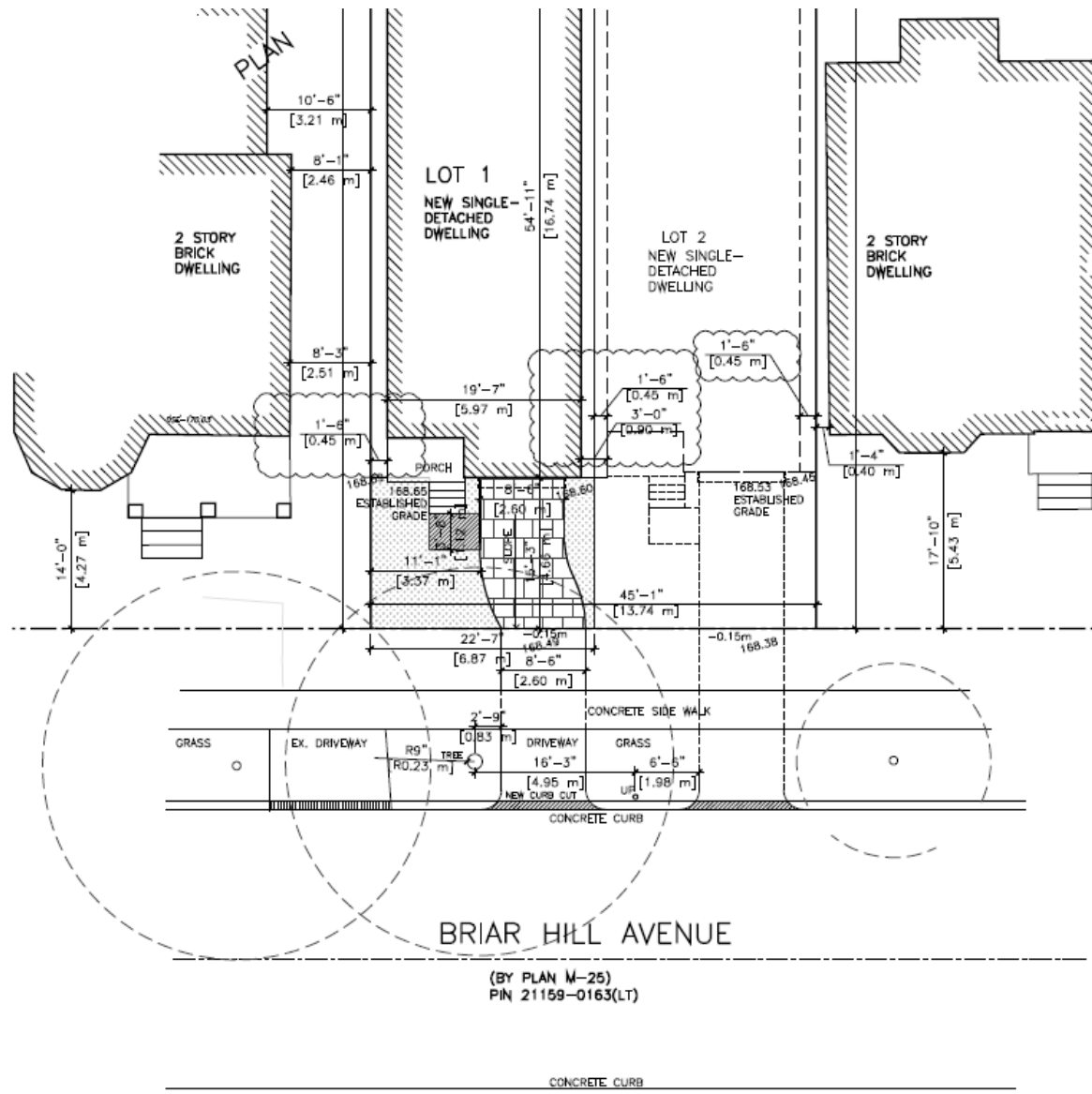
Attachment 1 - Figure 1: Photo showing the City-owned Freeman maple tree measuring 23 cm in diameter.

Attachment 2 - Figure 2: Detail from site plan showing location of tree and driveway

Figure 1: Photo showing the City-owned Freeman maple tree measuring 23 cm in diameter.



Figure 2: Detail from site plan showing location of tree and driveway



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A1

**SITE PLAN: LOT 1**

SCALE: 1/16" = 1'-0"

THE GENERAL CONTRACTOR SHALL REPORT & VERIFY ALL DIMENSIONS AND REPORT ERROR AND OMISSIONS TO THE ARCHITECT. DRAWING MUST NOT BE SCALED.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

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Title:  
**116 BRIAR HILL AVE.  
TORONTO**

Sheet Title:  
**SITE PLAN**

No.	Revi:
5	Issued for ZZ
6	Issued for Rev
7	Issued for Co
8	Issued for Co
9	Issued for rev