

23 Normandale Crescent – Application to Remove One Private Tree

Date:	September 13, 2011
To:	North York Community Council
From:	Jason Doyle, Director, Urban Forestry, Parks, Forestry and Recreation
Wards:	25 – Don Valley West
Reference Number:	P:\2011\Cluster A\PFR\NY10-100411-AFS#14408

SUMMARY

This report requests City Council approval for an application to remove one (1) 73 cm diameter black walnut tree located on private property at the front of the dwelling. The tree has been well maintained and is currently in good condition, structurally and botanically. The property has been sold, and the new owner intends to demolish the existing bungalow dwelling and construct a new two storey dwelling. The tree would require extensive pruning to accommodate construction of a two storey dwelling, and would no longer be viable.

RECOMMENDATIONS

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

1. City Council approve the request to remove one (1) privately-owned tree located at the front of 23 Normandale Crescent, subject to the following conditions.
 - a) The owner obtaining all necessary approvals and permits in order to construct a two storey dwelling on the property.
 - b) The tree is not to be removed until construction is to begin for which a permit has been obtained.
 - c) The applicant submitting replanting plans to the satisfaction of the General Manager of Parks, Forestry and Recreation.

- d) The owner sign an undertaking and release for the planting of a minimum of three (3) large growing native trees, 70 mm caliper or larger, to the satisfaction of the General Manager of Parks Forestry.

Financial Impact

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

COMMENTS

An application was received from the owner of 23 Normandale Crescent for a permit to remove two (2) privately-owned trees located on the subject property. A permit was issued for removal of a 74 cm diameter black walnut tree in the rear yard, as it was inappropriately located, approximately 1 m from the foundation.

The remaining tree is a 73 cm diameter black walnut located at the front of the property approximately 4 m from the foundation. The owner indicated that they were no longer able to incur the labour and costs associated with maintenance of the fallen walnuts. The owner also indicated that the fallen fruit was hazardous for pedestrians at his and adjacent properties. A permit was refused, as Urban Forestry policy does not support removal of healthy trees for maintenance reasons. The owner appealed the decision to refuse a permit for removal of the 73 cm diameter black walnut.

The authorized agent acting on behalf of the owner recently advised Urban Forestry that the property has been sold, and that the new owner intends to demolish the existing bungalow and construct a new two storey dwelling. Urban Forestry understands that an application has been submitted to Toronto Building for construction of a new two storey dwelling.

It is not possible to retain the tree in its current state if a two storey dwelling is to be constructed. Extensive pruning would be required to accommodate the increased building height of a two storey dwelling, which would destroy the crown of the tree. Urban Forestry does not object to the tree removal if the tree is the only barrier to the construction of a new two storey dwelling. If the tree removal is approved, the approval must be subject to conditions that the owner obtain all necessary approvals and permits for construction of a two storey dwelling; the tree not be removed until construction commences, for which a permit has been obtained; and that the owner submit replanting plans satisfactory to the General Manager of Parks, Forestry and Recreation, as well as a signed undertaking and release to implement the tree planting upon completion of the construction.

CONTACT

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Jason Doyle
Director of Urban Forestry

ATTACHMENTS

Attachment No. 1 – Photo of the 73 cm diameter black walnut tree
Attachment No. 2 – Letter of appeal from the owner

Attachment 1



73 cm diameter black walnut tree

