



## STAFF REPORT ACTION REQUIRED

### 486 Shaw Street – Application to Remove Four City-Owned Trees

<b>Date:</b>	May 6, 2011
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Jason Doyle, Acting Director, Urban Forestry, Parks, Forestry and Recreation
<b>Wards:</b>	Ward 19 – Trinity Spadina
<b>Reference Number:</b>	P:\2011\Cluster A\PFR\TE07-052511-AFS#13938

#### SUMMARY

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This report requests that City Council deny the request for a permit to remove four (4) City-owned trees situated within the Shaw Street City road allowance at 486 Shaw Street.

The subject trees are 26 cm, 53 cm, 35 cm and 39 cm diameter Norway maples (*Acer platanoides*). All four trees are healthy and contribute significantly to the streetscape of Shaw Street in this neighbourhood.

#### RECOMMENDATIONS

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

1. City Council deny the request for a permit to remove four (4) City-owned trees situated within the Shaw Street City road allowance adjacent 486 Shaw Street.

#### Financial Impact

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

#### COMMENTS

An application has been received from the owner of 486 Shaw Street for a permit to remove seven (7) City-owned trees located within the Dewson Street and Shaw Street road allowances, adjacent to the subject property. The owner has applied for the removal of seven City-owned trees to facilitate a townhouse development. Grading, the

installation of services, access to the proposed dwellings, and construction of an ingress/egress to the proposed extension to Achtman Lane are in conflict with the existing trees. The reasons for the request for tree removal are detailed in the attached letter from Treasure Hill Home Corporation dated March 29, 2011.

Urban Forestry does not object to removal of the three (3) City-owned ash trees situated within the Dewson Street road allowance, as they are in poor condition. Replacement of these trees will be more beneficial to the community.

Urban Forestry objects to the removal of the four (4) City-owned trees situated within the Shaw Street road allowance. All four trees are Norway maples (*Acer platanoides*) having diameters of 26 cm, 53 cm, 35 cm and 39 cm. All four trees are healthy and contribute significantly to the streetscape of Shaw Street in this neighbourhood. Rezoning and development of the subject property as proposed is dependent on the removal of these four trees. A Site Plan Control Application and the Rezoning Application are being reviewed simultaneously. City Planning's preliminary report on the rezoning application is before Community Council at this meeting.

Urban Forestry is requesting that City Council deny the request for a permit to remove the four (4) existing City-owned trees situated within the Shaw Street City road allowance given that the removal of these trees is not in keeping with the policies, goals and objectives of Urban Forestry. However, should City Council choose to approve the request for tree removal, approval must be conditional upon the applicant paying all applicable costs and complying with all other requirements as set out in *City of Toronto Municipal Code, Chapter 813, Trees, Article II*, including the applicant implementing landscape plans approved under the Site Plan Control Application which is still under review, to the satisfaction of the General Manager of Parks, Forestry and Recreation, and the applicant furnishing a two-year renewable guarantee for the proposed tree plantings in the form of a letter of credit or certified cheque to cover the costs of removal, replacement and two year maintenance of the 70 mm trees to be planted on City property.

## **CONTACT**

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

## **SIGNATURE**

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Jason Doyle  
Acting Director of Urban Forestry

## **ATTACHMENTS**

Attachment 1 – Letter dated March 29, 2011 from Treasure Hill Homes Corp.



March 29, 2011

Parks, Forestry & Recreation  
City of Toronto  
50 Booth Avenue, 2nd Floor  
Toronto, Ontario, M4M 2M2

Attn: Gary LeBlanc

Re: 486 Shaw Street Redevelopment  
Application to Injure or Destroy Trees on Private Property  
Application to Remove a Healthy City-Owned Tree  
Associated City Files – Site Plan – 10 259554 STE 19 SA  
Rezoning -

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Dear Mr. LeBlanc,

Thank you for our meeting onsite and listening to our explanation of the grading challenges associated with our proposed re-development. Per our discussions, we are submitting separate applications to remove both private and public trees in order to facilitate the above-noted re-development.

The removal of the trees from private property (4, 6, 7, 8, 9, 11) is required to facilitate the proposed conveyance and construction of a laneway widening of Achtman Lane. The trees are currently intertwined with an existing fence that also requires removal.

The removal of trees from public property (D & E) is required to facilitate the construction of ingress/egress to the proposed new extension of Achtman Lane.

The removal of trees from public property (F) is required to facilitate the drainage outlet for proposed Block 3.

The removal of trees from public property (L, M, N, & O) is required for the following reasons:

- To facilitate raising the grade of the Shaw Street boulevard required to develop Block 3 in manner that matches the requested new extension of Achtman Lane, and prevents surface water from back-flowing to the proposed structures;
- To facilitate the installation of sanitary and water connections to the units;
- To facilitate the construction of access walkways from the sidewalk elevation to the proposed entrance elevations, and all associated retaining walls and landscaping;
- To facilitate the potential installation of Hydro servicing.

[www.treasurehillhomes.com](http://www.treasurehillhomes.com)

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Gary LeBlanc  
March 29, 2011  
Re: 486 Shaw Street Redevelopment  
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Please note that our original proposal contemplated the retention and protection of trees L, M, N & O. However, upon further analysis of the grading challenges associated with delivering Achtman Lane, it became clear that substantial re-grading along Shaw would be required and the trees would not be able to be adequately protected or retained.

As compensation, we are proposing to plant new trees on Dewson Street, Shaw Street, as well as a substantial number of trees on Roxton Road where the City boulevard is currently asphalt covered.

To assist with your review please find attached the following;

- Application to Injure or Destroy Trees on Private Property together with a certified cheque in the amount of \$1,800.00 (Trees 4, 6, 7, 8, 9, 11)
- Application to Remove a Healthy City-Owned Tree together with a certified cheque in the amount of \$900.00 (Trees D, E & F)
- Application to Remove a Healthy City-Owned Tree together with a certified cheque in the amount of \$1,200.00 (Trees L, M, N, & O)

I understand that you have sufficient copies of the Arborist Report, Landscape Plan, Photos, Site Plan, and Elevations that were circulated to you through the associated city files.

Thank you for reviewing these applications and please feel free to contact me if you have any questions or require further information.

Regards,  
VINTAGE SKY DESIGN GROUP LTD.  
By its Development Manager, Treasure Hill Home Corp.



Joran Weiner, MA, MES  
Vice-President, Acquisition & Development  
Encl.

cc. Jeff Markowiak, Planner. Community Planning, Toronto & East York District