



**STAFF REPORT  
ACTION REQUIRED**

**102 Wanless Avenue – Application to Remove a City Owned Tree**

<b>Date:</b>	August 14, 2013
<b>To:</b>	North York Community Council
<b>From:</b>	Jason Doyle, Director, Urban Forestry, Parks, Forestry and Recreation
<b>Wards:</b>	Ward 25 - Don Valley West
<b>Reference Number:</b>	P:\2013\Cluster A\PFR\NY26-091013-AFS#18102

**SUMMARY**

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This report requests that City Council approve the application for a permit to remove a City owned tree fronting 102 Wanless Avenue. The owner is requesting tree removal to accommodate construction of a new single family detached house on a newly created lot.

The subject tree is a Norway maple (*Acer platanoides*) measuring 80 cm in diameter that is poor in form and structure, and in declining condition. Urban Forestry supports removal of this tree.

**RECOMMENDATIONS**

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

1. City Council approve the request to remove a City owned Norway maple tree fronting 102 Wanless Avenue.

**Financial Impact**

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

**COMMENTS**

An application was received for a permit to remove an 80 cm diameter City owned Norway maple tree located at the front of 102 Wanless Avenue. The owner has received approval for a consent application to sever the existing property into two separate parcels, for the purpose of constructing a single family dwelling on each parcel. The tree is located within the footprint of the proposed driveway of the westerly parcel. Even if the plans were altered to shift the driveway further from the tree, the root system would be

significantly and irreparably damaged by the construction. The plans cannot be altered to retain the tree.

Urban Forestry staff inspected the tree and found that it is poor in form and structure, and in declining condition. The tree has experienced a number of storm breaks over the last several years that have contributed to its current condition. Increased branch failure and other structural issues are indicative of declining health.

The owner has agreed to pay for the value of the existing tree, and will undertake removal of the tree at his expense. In addition, the owner has agreed to provide 10 trees as replacement planting, which will be a combination of trees planted in accordance with available space, and cash in lieu. This proposal is acceptable to Urban Forestry.

It is the opinion of Urban Forestry staff that it is in the public interest to allow this tree to be removed for a number of reasons.

- Tree removal and replacement planting will be required in the foreseeable future. Replacement planting now will address the future of the urban forest canopy in a proactive manner.
- The urban forest canopy will be further enhanced through the planting of nine additional trees, the cost of which will be borne by the applicant.
- Funds are saved through avoiding future maintenance costs (which increase for a declining tree) and by the applicant covering the cost of removal.
- Funds are gained through the applicant paying for the assessed tree value. Both funds saved and gained are applied directly towards preservation and enhancement of the Urban Forest canopy.

Removal of this tree will have a short term and minor impact on the tree canopy and the related public benefit. However, the tree replacement and payment arrangements involved in this application will contribute to the City's longer term canopy goals, resulting in greater benefit to the public over time.

## **CONTACT**

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## **SIGNATURE**

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(for) Jason Doyle  
Director of Urban Forestry, Parks, Forestry and Recreation Division

## **ATTACHMENTS**

Attachment 1 – Site plan

Attachment 2 - Photo of the 80 cm diameter City owned Norway maple tree fronting 102 Wanless Avenue

Site Plan for 102 Wanless Avenue

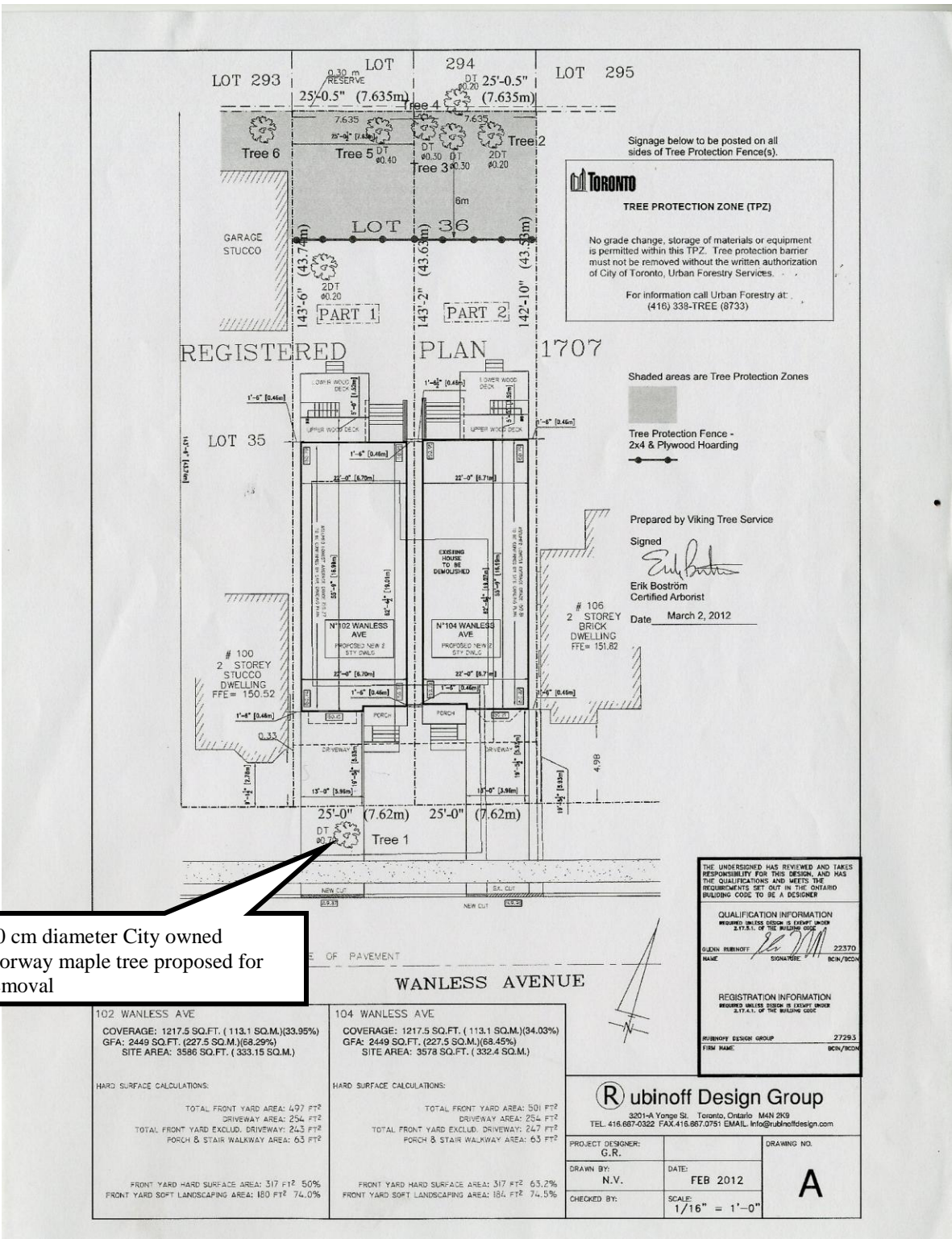


Photo of 80 cm diameter City owned Norway maple tree fronting 102 Wanless Avenue.

