



**STAFF REPORT
ACTION REQUIRED**

**77 to 111 Davisville Avenue and 108 to 128 Balliol Street
Applications to Remove and Injure Trees**

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| Date: | April 25, 2013 |
| To: | Toronto and East York Community Council |
| From: | Jason Doyle, Director, Urban Forestry, Parks, Forestry and Recreation |
| Wards: | Ward 22 – St. Paul's |
| Reference Number: | P:\2013\Cluster A\PFR\TE24-051413-AFS#17584 |

SUMMARY

This report recommends that City Council approve the application for a permit to remove two (2) City owned trees and 22 trees on private property.

Tree removal is being requested to accommodate development of two residential high rises. The developer is currently seeking approvals to amend the Zoning By-law and for a rental housing demolition application.

RECOMMENDATIONS

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

1. City Council approve the applications for a permit to remove two (2) trees on City property and 22 trees on private property at 77 to 111 Davisville Avenue and 108 to 128 Balliol Street.

Financial Impact

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

COMMENTS

An application was received requesting a permit for removal of two (2) City owned trees; a 34 cm diameter honey locust (*Gleditsia triacanthos*) fronting 108 Balliol Street, and a 37 cm diameter littleleaf linden (*Tilia cordata*) fronting 128 Balliol Street. Both trees are

in good condition, but will sustain substantial root loss as they are located very close to the proposed building footprint. Plans submitted in association with the Rezoning Application indicate the planting of 18 street trees on Balliol Street, however it may not be possible to plant this many street trees. Landscape plans will be reviewed in further detail during the Site Plan Application process, to ensure an appropriate number of street trees are planted.

Permit applications were received from the owner for removal of 22 trees on private property. These trees are all located within the footprint of the proposed high rises and underground parking, or are located close enough that they would suffer irreversible damage due to severe root loss. Only two private trees of significance are on the site, and proposed for removal, a 63 cm diameter laurel oak (*Quercus laurifolia*) and a 77 cm diameter silver maple (*Acer saccharinum*). Both of these trees are currently in good condition.

Plans submitted through the Rezoning Application process indicate the planting of 69 replacement trees proposed within the site and on a strip of land in between the proposed high rises. This land is part of 111 Davisville Avenue, which occupies an older underground parking garage for the high rise at 111 Davisville Avenue. Urban Forestry has some concerns about the sustainability of the plantings proposed on top of the parking garage. It is approximately 50 years old and is in need of some repair. Staff have been advised that this garage will need repairs in the near future, which will result in newly-planted trees and those being preserved having to be removed to accommodate repairs and installation of a new water-proofing membrane on the parking garage. This issue will be reviewed in further detail during review of the Site Plan Application.

Permit applications were received for the injury of nine (9) trees on private property, however no justification has been provided for the injury of two (2) of the trees. Of the remaining seven (7) trees proposed for injury, two (2) are located on the property of 77 Davisville Avenue, and the balance are located above the parking garage of 111 Davisville Avenue. These trees are located close to the proposed excavation and may sustain minor root damage if all tree protection measures as proposed by the applicant are implemented and maintained. If this development is approved, Urban Forestry is prepared to issue a permit to injure seven (7) trees.

As required under *Section 813-17, 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 objection by the community. To date, no letters of objection have been received.

Should Toronto and East York Community Council approve the tree removals, Urban Forestry will not issue permits until the development review process is complete and demolition and construction permits are issued by Toronto Building. If a permit to remove trees is issued, conditions will include securing satisfactory replacement tree planting.

The development, as proposed, cannot proceed should Toronto and East York Community Council deny tree removal.

CONTACT

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SIGNATURE

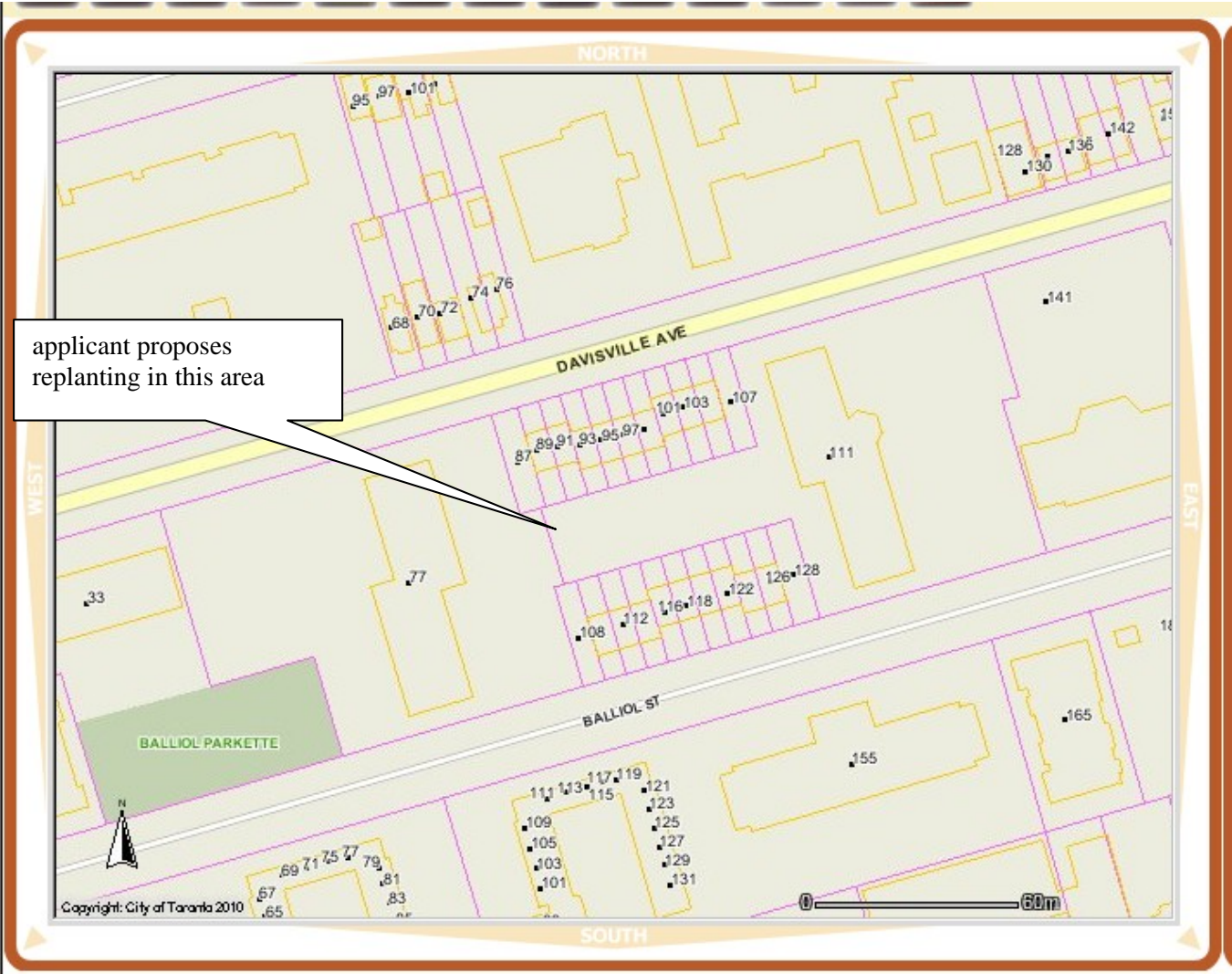
Jason Doyle
Director of Urban Forestry

ATTACHMENTS

Attachment 1 – Map.

Attachment 2 – Photos of City owned street trees.

Attachment 3 – Photo of two significant private trees and area of proposed replanting.





25 cm diameter City owned linden tree fronting 128 Balliol Street



25 cm diameter City owned honey locust tree fronting 108 Balliol Street



The only two significant trees on private property that are proposed for removal

63 cm diameter laurel oak and 77 cm diameter silver maple



111 Davisville Avenue

Portion of 111 Davisville Avenue, located between 87 to 107 Davisville Avenue and 108 to 128 Balliol Street. The underground garage servicing 111 Davisville Avenue is located here.